



HOPKINS & DAINTY

ESTATE AGENTS



Usherwood Way, Coalville, LE67 2HN

£375,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased this stunning modern home, built by Davidsons in 2020 to their Darlington specification.

Set on the up and coming Grange View estate, the accommodation comprises: Entrance hall, Large rear kitchen/dining/family room with a range of integrated appliances and French doors opening onto the rear garden. There is also a separate lounge, study, utility room and guest WC. On the first floor there are four double bedrooms, with an En-suite shower room and dressing area serving the master bedroom and a main family bathroom with a separate bath and shower. Side driveway parking and a GARAGE, along with front and rear gardens. The property has gas central heating and double glazing and is well worth viewing. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hallway



Accessed via a double glazed entrance door. With Amtico flooring, a radiator and stairs rising to the first floor with a storage cupboard under.

Kitchen/Diner/Family Room 27'0" x 11'2">10'4" (+bay) (8.23 x 3.42>3.16 (+bay))



Fantastic open plan kitchen/dining room, a perfect place for entertaining and family time.

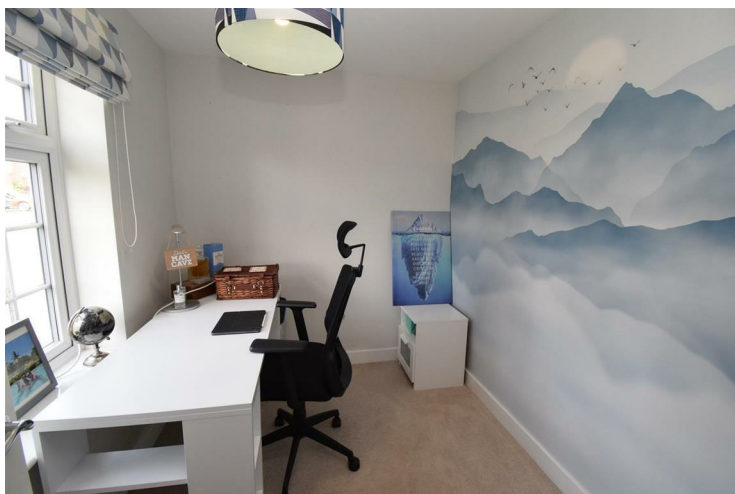
The kitchen is fitted with a contemporary range of base and wall units with worktops and an inset ceramic one and a quarter sink and drainer. There is a electric oven, gas hob, microwave oven, cooker hood, dishwasher, fridge and freezer. The room also has Amtico flooring, a radiator, double glazed windows and two sets of French doors opening onto the rear garden.

Lounge 17'3" x 10'11" (5.26 x 3.34)



Generous main sitting room with two radiators and a double glazed front window.

Study 8'8" x 6'9" (2.66 x 2.07)



Useful home study with radiator and double glazed front window.

Utility Room 5'9" x 5'4" (1.77 x 1.65)



With a fitted boiler cupboard housing the wall mounted

gas boiler. Amtico flooring, a radiator, extractor vent, plumbing for a washing machine and space for a tumble dryer. A double glazed side access door opens onto the driveway.

Guest WC



Two piece suite comprising WC and wash hand basin; with Amtico flooring, a radiator and an extractor vent.

First Floor Landing



Gallery style landing with a feature decorative balustrade, double glazed front window and a built in airing cupboard with the hot water cylinder. A radiator and access to the loft space.

Master Bedroom 10'11" x 10'5" (3.34 x 3.20)



Bay fronted master bedroom with a radiator, double glazed front window and opening to:

Dressing Area

Fitted floor to ceiling wardrobes and a door to:

En-Suite Shower Room 7'6" x 4'8" (2.29 x 1.44)



Three piece suite comprising shower, wash hand basin and a WC. With tiled splashbacks, a radiator, ceiling spotlights, an extractor vent and double glazed side window.

Bedroom 2 12'10">10'8" x 8'7" (3.92>3.26 x 2.64)



With a radiator and double glazed rear window.

Bedroom 3 11'3">9'1" x 8'7" (3.44>2.79 x 2.64)



Radiator and a double glazed front window.

Bedroom 4 11'9">9'6" x 8'10" (3.60>2.90 x 2.71)



Radiator and a double glazed rear window.

Family Bathroom 8'10" x 6'6" (2.70 x 2.00)



Four piece suite comprising bath with a shower attachment, separate shower, wash hand basin and WC. Tiled splash backs, a radiator, ceiling spotlights, an extractor vent and a double glazed rear window.

Front Garden

To the front of the property there is a well presented lawn garden. With planted borders and a path to the entrance door, which has a storm canopy over and lighting.

Side Driveway



At the side, there is a tandem driveway providing parking for more than one car, access to the garage and gated entry to the rear garden.

Garage 19'2" x 10'2" max. (5.85 x 3.10 max.)

With an electric roller door, light and power connected, and roof storage space.

Rear Garden



misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

To the rear there is a low maintenance enclosed garden. With an artificial grass lawn, patio seating area with a pergola over, planted raised beds and fencing to the boundary.

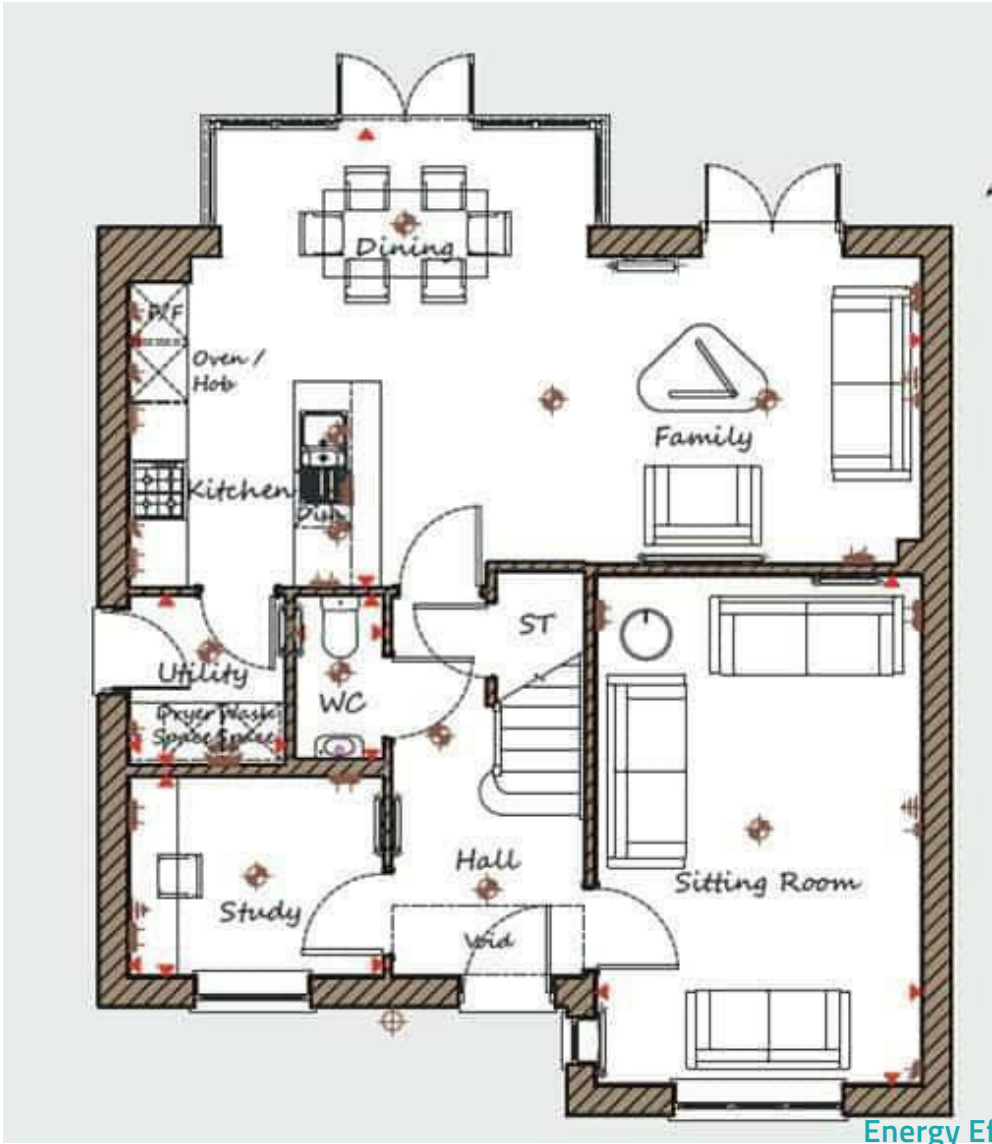
Service Charge

We understand that this property is subject to an annual service charge around £120. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

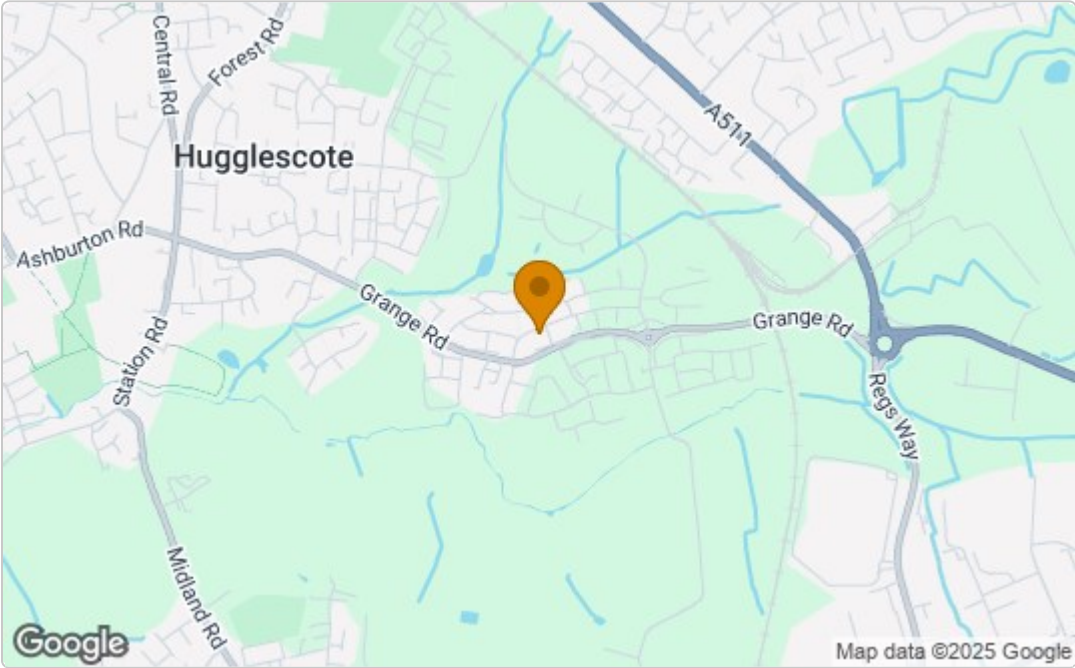
Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.