



# HOPKINS & DAINTY

ESTATE AGENTS



**John Cooper Way, Coalville, LE67 4EQ**

**£240,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to be offering this well presented and spacious, three bedroom semi detached home. Built c.2016 by David Wilson Homes and set at the end of a cul-de-sac away from the main road, with a pleasant outlook. Convenient for access to the A511/Bardon Road, which in leads into Coalville, the M1 and A42. The accommodation comprises: entrance hallway with a guest WC. Dual aspect lounge, impressive dining/kitchen with French doors opening onto the garden and a built in double oven and hob. There is also a utility room off the kitchen. On the first floor, there are two double bedrooms and a single third bedroom, The master bedroom has an En-Suite shower room. There is also a main family bathroom with a three piece suite and over bath shower.

The property has gas central heating, double glazing, parking for two cars and a pleasant enclosed rear lawn and patio garden. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.



## Entrance Hall



Accessed via a double glazed entrance door. With tiled flooring, a radiator, stairs rising to the first floor and doors leading off.

## Lounge 17'9" x 10'6" (5.43 x 3.22)



Dual aspect sitting room with two radiators, double glazed front and side windows and ceiling spotlights.

## Kitchen/Diner 17'9" x 10'2">9'6" (5.43 x 3.11>2.90)



Impressive kitchen/dining room with French doors open

onto the garden. Fitted range of base and wall units with an inset sink and drainer. There is a built in double electric oven, gas hob and hood; along with space for a fridge/freezer. Tiled flooring, a radiator, ceiling spotlights and a boiler cupboard housing the wall mounted gas boiler. Double glazed front and side windows and a door to:

## Utility Room 5'6" x 5'6" (1.70 x 1.69)

With storage cupboards and a worktop. Plumbing for a washing machine and space for a tumble dryer. Tiled flooring, a radiator and under stairs storage cupboard.

## Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator, tiled splashbacks and flooring, ceiling spotlights and an extractor vent.

## First Floor Landing



With a built in airing cupboard housing the hot water cylinder, radiator and access to the loft space, via a pull down ladder. The loft is part boarded with lighting, providing useful storage space.

**Master Bedroom 11'1" x 10'0" (+ door recess) (3.39 x 3.07 (+ door recess))**



Generous master bedroom with a range of freestanding wardrobes (which may be included in the sale). A radiator, double glazed front window and door to:

**En-Suite Shower Room 5'10" x 5'9">3'9" (1.80 x 1.76>1.16)**



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

**Bedroom 2 10'10" x 9'8" (3.32 x 2.97)**



Second double bedroom with a radiator, double glazed front window and over stairs storage cupboard.

**Bedroom 3 8'9" x 7'4" (2.69 x 2.25)**

Third bedroom with a radiator and double glazed side window.

**Bathroom 6'5" x 5'5" (1.98 x 1.67)**



Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled splashbacks, a heated towel rail and extractor vent. Double glazed side window.



### Rear Garden



Enclosed lawn and patio garden with a decked seating area. Outside tap, lighting, a fence and wall boundary and gated side access to the front of the property.

### Driveway Parking



There are two parking spaces with an electric car charging point and outside lighting. A path leads to the entrance door having outside lighting, a storm canopy and gated access to the rear garden.

### Service Charge

We understand that this property is subject to an annual service charge around £180. 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 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.

Floor Plan

Ground Floor

Approx. 44.7 sq. metres (481.0 sq. feet)



First Floor

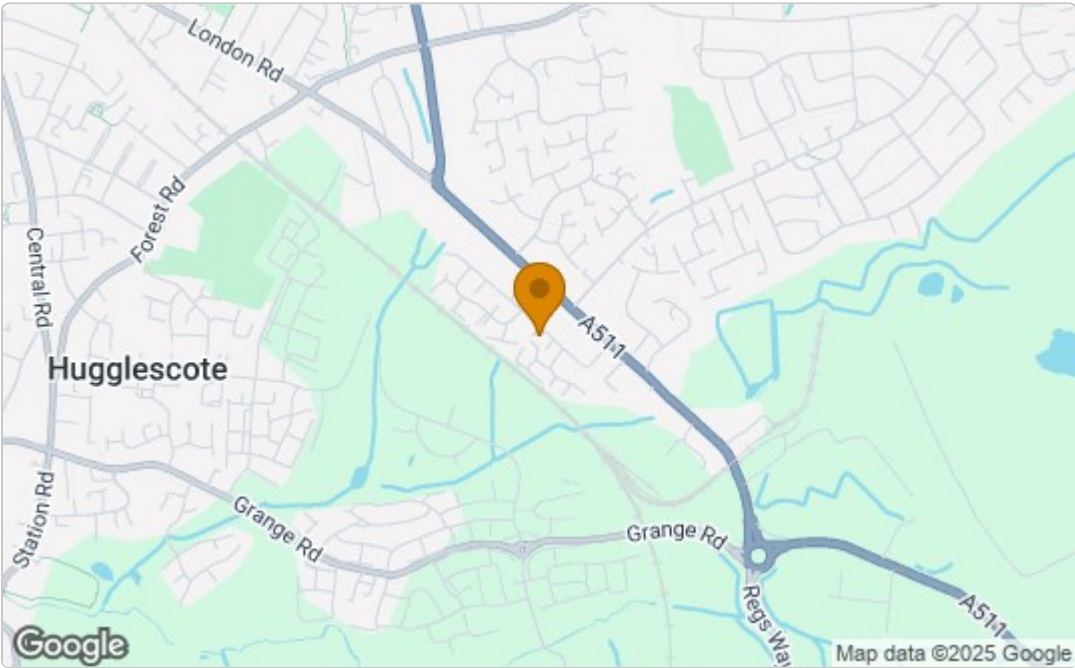
Approx. 44.7 sq. metres (481.0 sq. feet)



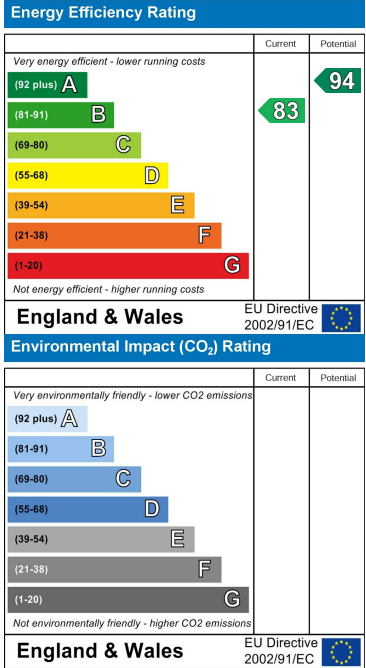
Total area: approx. 89.4 sq. metres (962.1 sq. feet)

Copyright of HOPKINS AND DAINTY ESTATE AGENTS.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.