



# HOPKINS & DAINTY

ESTATE AGENTS



**Davies Close, Coalville, LE67 2LG**

**Guide price £240,000**

\*GUIDE PRICE £240,000-£250,000\* OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this modern, three bedroom semi detached house. Set on the edge of this lovely residential development.

Built by Barratt Homes c.2020, the accommodation comprises: entrance hall with a Guest WC. dual aspect lounge and a full width rear dining kitchen with French doors opening onto the garden, contemporary units and a range of integrated appliances. On the first floor the rear master bedroom is has fitted wardrobes and an En-Suite Shower room. There is a second double bedroom, single third bedroom and a stylish bathroom with a three piece suite. The property has gas central heating, double glazing, front parking for two cars and a delightful 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. We are open 7 days a week.

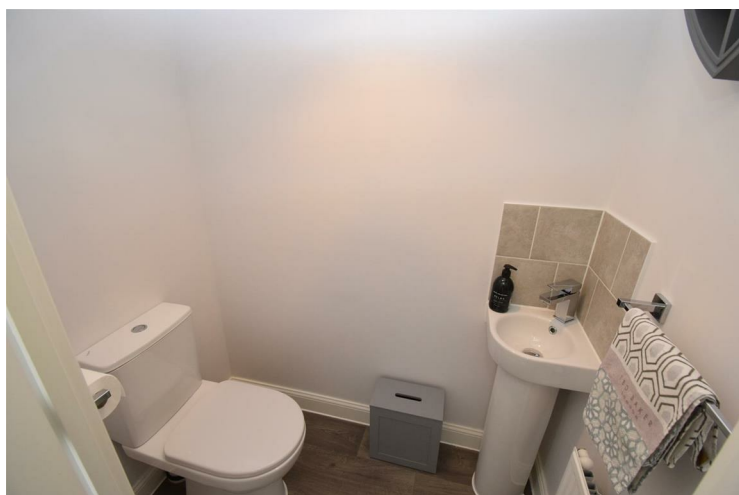


## Entrance Hall



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

## Guest WC



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

## Lounge 16'2" x 11'9" > 7'11" (4.93 x 3.59 > 2.43)



Dual aspect sitting room with double glazed front and side windows providing ample natural lighting. A radiator and

door to:

## Kitchen/Diner 14'11" x 10'4" (4.55 x 3.17)



Spacious kitchen/diner fitted with a comprehensive range of gloss fronted base and wall units. With worktops, under unit lighting and an inset sink and drainer with a mixer tap. There is also a built in electric oven, gas hob and hood, along with an integrated dishwasher, washer/dryer and fridge/freezer. Under stairs storage cupboard, a radiator, boiler cupboard housing the wall mounted gas boiler, double glazed rear window and French doors opening onto the garden.

## First Floor Landing



With a built in over stairs storage cupboard, radiator, decorative balustrade, access to the loft space and doors leading off.

### Master Bedroom 11'10" x 8'5" (3.61 x 2.58)



Front master bedroom with two sets of fitted wardrobes; a radiator, double glazed window and door to:

### En-Suite Shower Room 8'5" x 4'5" max. (2.57 x 1.36 max.)



Three piece suite comprising, shower wash hand basin and WC. Tiled splashbacks, a heated towel rail, extractor vent and a double glazed side window.

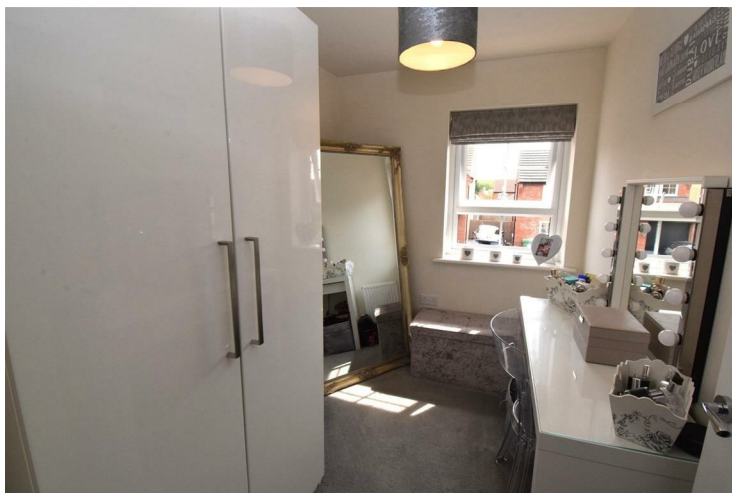
### Bedroom 2 10'1" x 8'5" (3.09 x 2.58)



Rear double bedroom with a radiator and double glazed

window overlooking the garden.

### Bedroom 3 8'9" x 6'2" (2.67 x 1.90)



Single third bedroom, currently used as a dressing room. With a radiator and double glazed front window.

### Bathroom 6'3" x 5'6" (1.92 x 1.68)



Three piece suite comprising bath, wash hand basin and WC. With tiled splashbacks, a heated towel rail, extractor vent and a double glazed side window.

### Front/Driveway

At the front of the property there is driveway parking for two cars, access to the entrance door with a storm canopy and lighting. Side path and gate leading to the rear garden.



## Rear Garden



intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Delightful enclosed lawn and patio garden; with an outside tap and fencing to the boundary.

## Service Charge

We understand that this property is subject to an annual service charge around £110. 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

Ground Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



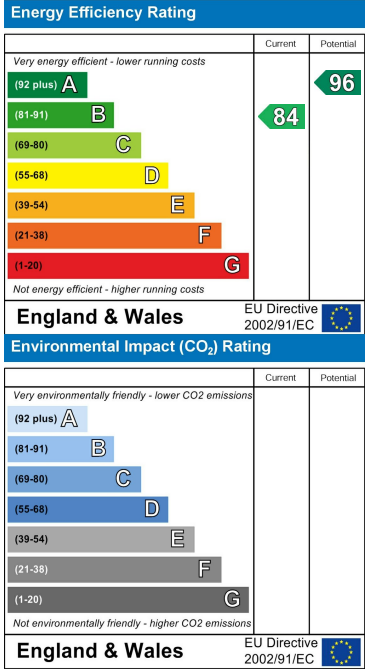
Total area: approx. 74.8 sq. metres (804.7 sq. feet)

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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.