



HOPKINS & DAINTY

ESTATE AGENTS



Glebe Road, Coalville, LE67 8NW

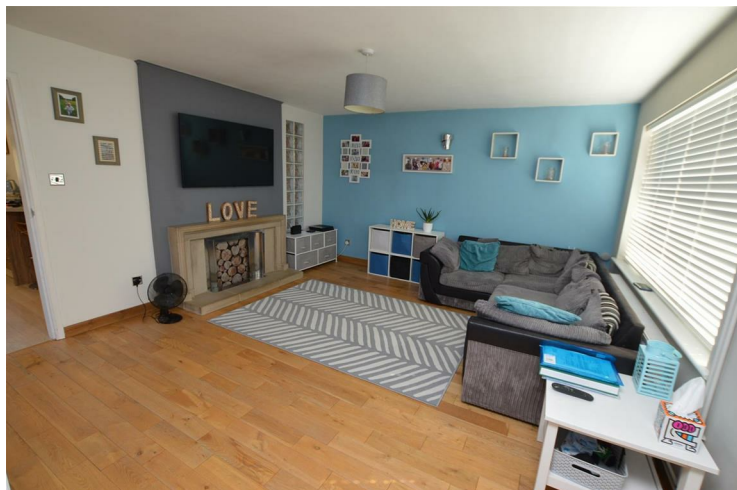
£240,000

****OPEN 7 DAYS**** HOPKINS & DAINTY are delighted to offer for sale this immaculately presented modern home, with three good sized bedrooms, a modern bathroom with four piece suite, modern kitchen/diner with integrated appliances and plenty of off road parking. In brief the accommodation has to offer: Entrance lobby with built in coat/shoe storage, lounge and kitchen/diner with patio doors leading out onto the rear garden. To the first floor there are three bedrooms and a lovely spacious bathroom having both a bath and separate shower. Outside to the rear the garden is terraced with artificial lawn and to the front there is a detached garage and off road parking. Viewing a must! 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 porch

With built in storage, door to:

Lounge 14'3" x 13'5" inc stairs (4.36 x 4.11 inc stairs)



With window to the front, radiator, stairs off to the first floor.

Kitchen/diner 17'1" x 14'6" (5.23 x 4.43)



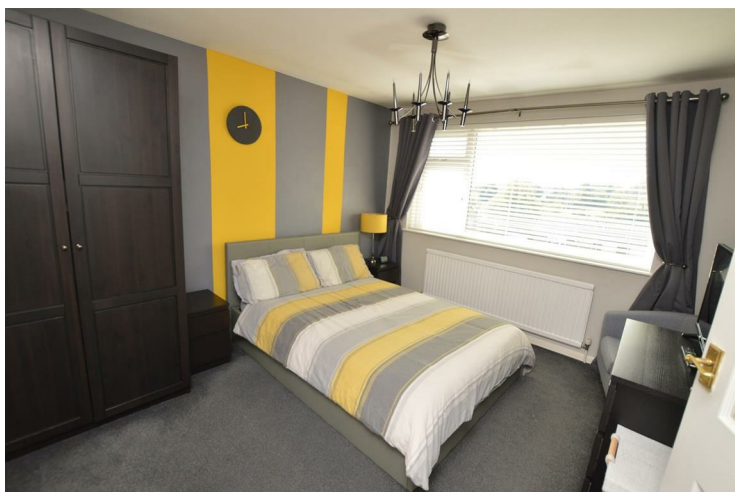
Fitted with a range of matching wall and base units, working surfaces with matching upstand, inset one and a half bowl sink unit and drainer, fitted electric oven, fitted hob, integrated fridge/freezer, integrated dishwasher and washing machine, radiator, window to the rear, French doors to the rear, door to the side, understairs storage cupboard.

The first floor



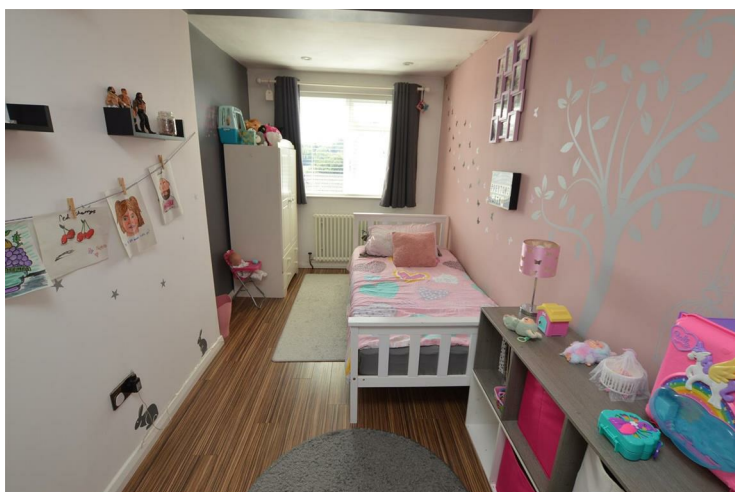
With window to the side, fitted cupboard.

Bedroom One 11'9" x 10'5" (3.59 x 3.20)



With window to the front, radiator.

Bedroom Two 14'6" x 7'2" (4.42 x 2.19)



With window to the front, radiator.

Bedroom Three 10'10" x 7'4" to wardrobes (3.31 x 2.24 to wardrobes)



With window to the rear, fitted wardrobes, radiator.

Bathroom



Fitted with a shower cubicle, contemporary bath with wall mounted taps, large vanity unit with W.C., wash hand basin and storage, window to the rear and side, radiator, ceramic tile flooring.

Outside



To the rear the garden is tired and designed with low maintenance in mind with artificial lawn. To the front there is a detached garage and driveway providing off road parking.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

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

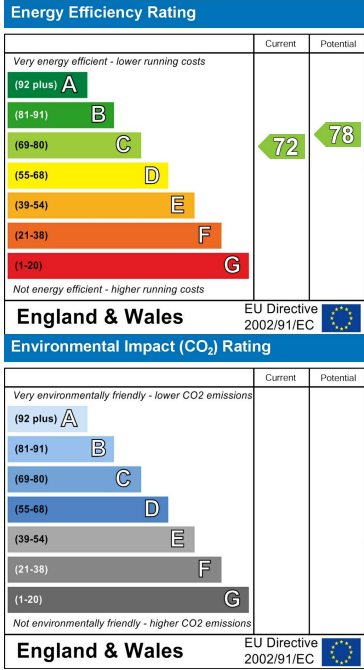


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2015

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.