



HOPKINS & DAINTY

ESTATE AGENTS



Hares Lane, Coalville, LE67 2EB

£250,000

* GUIDE PRICE £250,000 to £260,000 *

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this lovely four bedroom detached home, set on a modern estate built c.2019 by Taylor Wimpey. Tucked away at the end of a small cul-de-sac, with a garage opposite and a pleasant rear landscaped garden.

Convenient location for access to the nearby A511 which leads to the M1 at junction 22 and the A42 at Ashby De La Zouch.

The accommodation comprises: entrance hallway with a front lounge, rear kitchen/dining room spanning the full width of the property, with French doors opening onto the garden and a range of integrated appliances. There is also a useful utility room located off the kitchen. On the first floor the landing provides access to all four bedrooms, three of which have fitted wardrobes and the master also has an En-suite shower room. There is a main family bathroom with a three piece suite, including an over bath shower, serving the remaining bedrooms. The property has gas central heating and double glazing, driveway parking, a detached garage opposite the house and a pleasant landscaped 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 Hallway



Accessed via a double glazed entrance door with a radiator, stairs rising to the first floor with storage space under and built in storage cupboard. Doors leading off.

Lounge 14'8" x 11'9" (4.49 x 3.60)



Spacious front sitting room with a radiator and double glazed window.

Kitchen/Diner 18'8" x 11'0" (5.70 x 3.37)



Spanning the full width of the property with fitted base

and wall units and worktops incorporating an inset one and a quarter sink and drainer. There is a built in double electric oven, gas hob and hood, along with an integrated dishwasher and space for a fridge/freezer. Boiler cupboard housing the wall mounted gas boiler, a radiator, double glazed rear window and French doors opening onto the garden.

Utility Room 5'7" x 3'10" (1.72 x 1.18)

Fitted base units and worktop, with a radiator and extractor vent.

Guest WC



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

First Floor Landing



With laminate flooring, a radiator, double glazed side window, access to the loft space and doors leading off.

Master Bedroom 11'8" x 10'8" (3.58 x 3.27)



Measurements include the wardrobes.

Front master bedroom with fitted floor to ceiling wardrobes. A radiator, laminate flooring, double glazed window and door to:

En-Suite Shower Room 6'6" x 4'0" (2.00 x 1.23)



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

Bedroom 2 11'6" x 9'2" (3.53 x 2.81)



Measurements include the wardrobes.

Second double bedroom with fitted floor to ceiling wardrobes; laminate flooring, a radiator and a double glazed rear window.

Bedroom 3 9'1" x 8'3" (2.78 x 2.52)



Measurements do not include the wardrobes.

Third bedroom with fitted floor to ceiling wardrobes; a radiator, laminate flooring and a double glazed rear window.

Bedroom 4 7'7" x 7'3" (2.33 x 2.23)



Single fourth bedroom with a radiator, laminate flooring and double glazed front window.

Family Bathroom 6'6" x 5'7" (2.00 x 1.72)



Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled splashbacks, a radiator and an extractor vent.

Driveway/approach



To the front of the property there is driveway parking and

access to the garage, with a storage area to the side. A lawn border garden and gated side entry to the rear garden.

Garage 19'2" x 10'5" max. (5.85 x 3.20 max.)



With an up and over door, electric power and roof storage space.

Rear Garden



Delightful enclosed rear lawn and patio garden, which has been landscaped by the current owner. With attractive borders, an outside tap and fencing to the boundary.

Service Charge

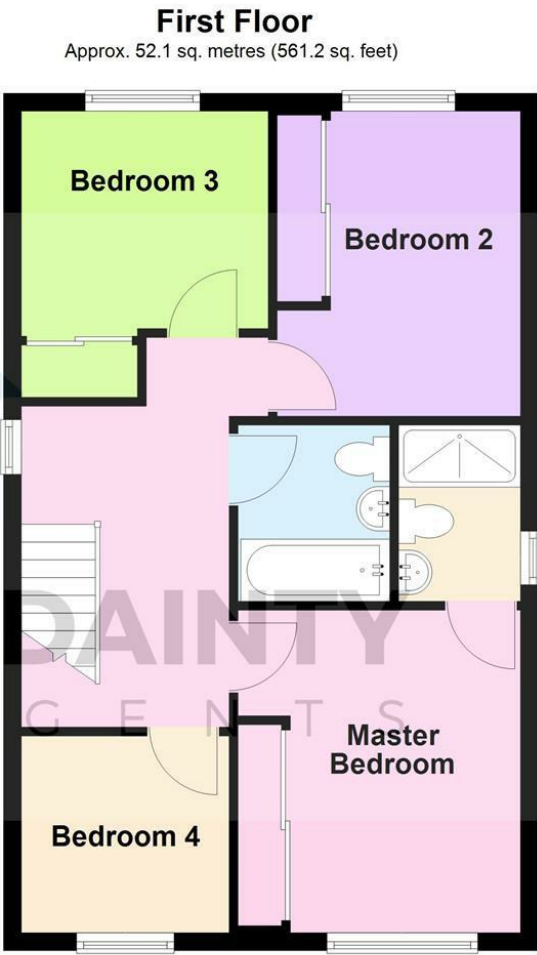
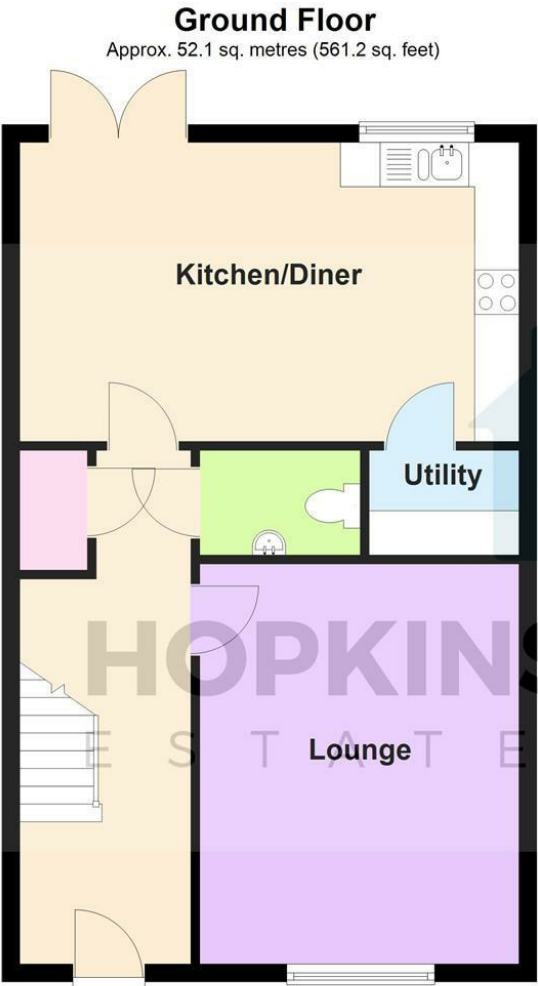
We understand that this property is subject to an annual estate maintenance charge in the region of £250. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

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



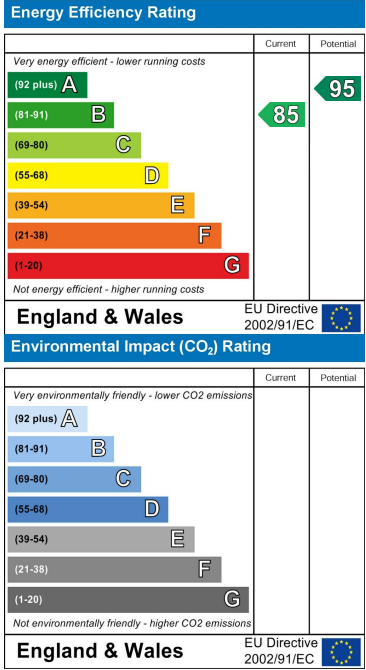
Total area: approx. 104.3 sq. metres (1122.3 sq. feet)

COPYRIGHT OF HOPKINS & 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.