



HOPKINS & DAINTY

ESTATE AGENTS



Kendrick Close, Coalville, LE67 3LR

£209,950

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this spacious three bedroom semi detached house. The accommodation comprises: entrance hall, guest WC; open plan lounge and kitchen/diner, rear conservatory and a part converted garage currently used as a ground floor bedroom. On the first floor there two double bedrooms (one with fitted wardrobes), a single third bedroom and the bathroom with a three piece suite.

The property has gas central heating, double glazing, front parking and a low maintenance rear 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 hand basin. With a radiator and double glazed front window.

Lounge 15'4" x 11'3" > 8'1" (4.68 x 3.43 > 2.47)

Open plan lounge, with two radiators, a double glazed front window and opening to:

Kitchen/Diner 14'6" x 10'4" (4.44 x 3.16)



Fitted range of base and wall units with worktops and an inset one and a quarter sink and drainer with a mixer tap. There is space for a cooker, along with space for a fridge/freezer, dishwasher and washing machine (the appliances are not included). Tiled flooring and splashbacks, under stairs storage cupboard, rear window and doors leading off.

Conservatory 13'10" x 8'8" (4.22 x 2.66)



With tiled flooring, a radiator, double glazed doors and windows opening on the rear garden.

Part Converted Garage 15'5" x 8'3" (4.71 x 2.52)



Currently used a bedroom with a radiator, ceiling spotlights, wall mounted gas boiler, a double glazed front window and rear access door.

First Floor Landing

With access to the loft space, a radiator and doors leading off.

Bedroom 1 12'4">10'10" x 9'7" (3.78>3.32 x 2.94)



Measurements do not include the wardrobes.
Good size front bedroom, spanning the full width of the property. With fitted floor to ceiling wardrobes, a further over stairs airing cupboard housing the hot water cylinder. A radiator and two double glazed front windows.

Bedroom 2 10'11" x 8'1" (3.34 x 2.47)



Rear double bedroom with a radiator and double glazed window.

Bedroom 3 7'4" x 6'2" (2.25 x 1.89)



Single third bedroom with a radiator and double glazed rear window.

Bathroom 8'0" x 4'10" (2.45 x 1.49)



Three piece suite comprising bath with a shower attachment and electric shower, wash hand basin and WC. Tiled splashbacks, a radiator, extractor vent and a double glazed side window.

Front/Driveway

To the front of the property there is driveway parking for more than one car, with outside lighting and access to the entrance door.

Rear Garden

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



Enclosed rear low maintenance garden. With a patio seating area, Astro turf style lawn, a pebbled border, fence boundary and a useful garden shed.

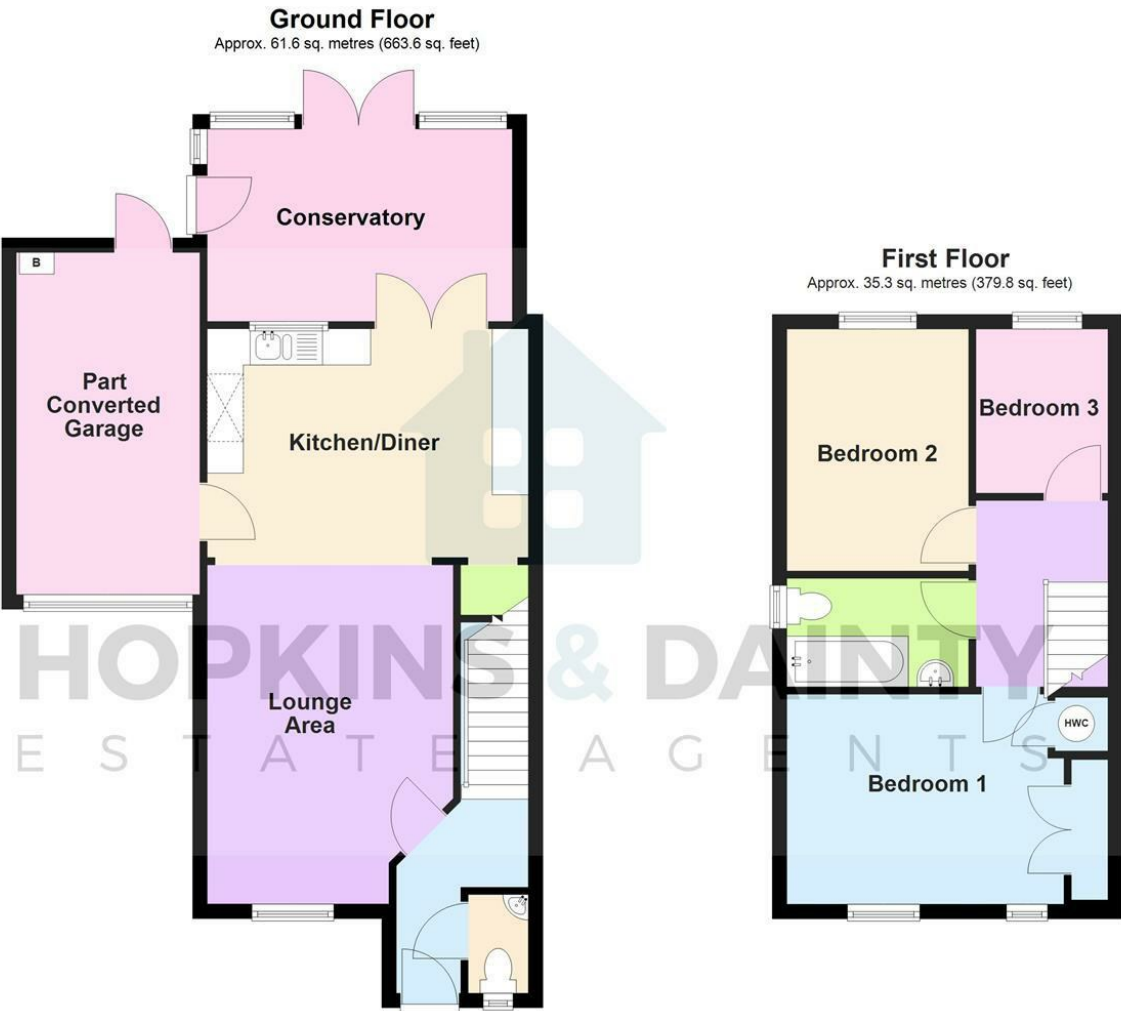
Draft Sales Details

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.

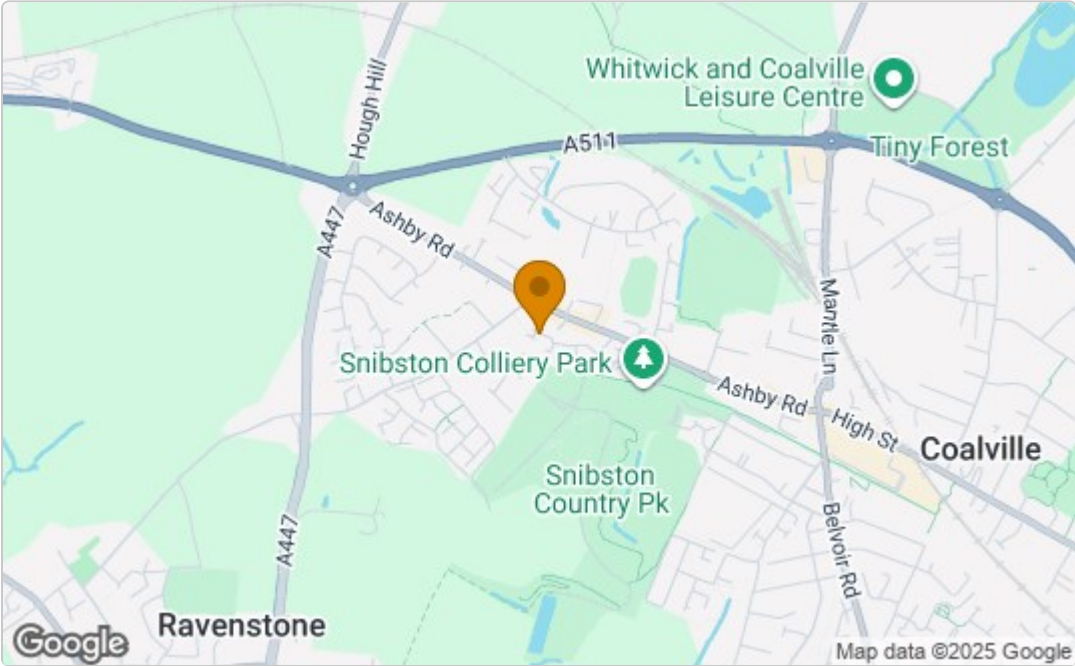
Important Information

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

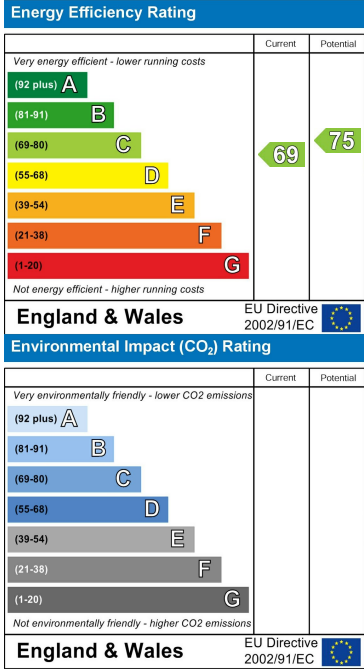
Floor Plan



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.