



# HOPKINS & DAINTY

ESTATE AGENTS



**Forest Road, Coalville, LE67 3SH**

**£309,995**

**\*\*OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer THE BLABY. A BRAND NEW DAVIDSONS HOME on the on the Popular HASTINGS PARK development in Hugglescote.**

THE BLABY is a 3 bedroom house, with accommodation comprising: Entrance hall, IMPRESSIVE kitchen/diner with glass walled bay with French doors opening onto the rear garden; a bay fronted lounge and guest WC. On the first floor there are three double bedrooms, with an En-suite serving the master bedroom and a separate family bathroom. Please be aware that the photos shown are from another version of this house, on the same development and are not of the actual plot for sale.

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.

Hallway



Master Bedroom 11'4" x 10'3" (3.47 x 3.14)



En-Suite Shower Room 10'0" x 6'0" (3.07 x 1.85)



Lounge 16'2" x 10'9" (4.93 x 3.29)



Bedroom 2 11'11" x 9'0" (3.64 x 2.75)



Kitchen/Diner 18'4" x 15'10" (5.59 x 4.83)



Bedroom 3 11'5" x 9'0" (3.48 x 2.75)



Guest WC



Bathroom 7'8" x 6'3" (2.36 x 1.91)



First Floor Landing



Driveway + Garage

## Rear Garden



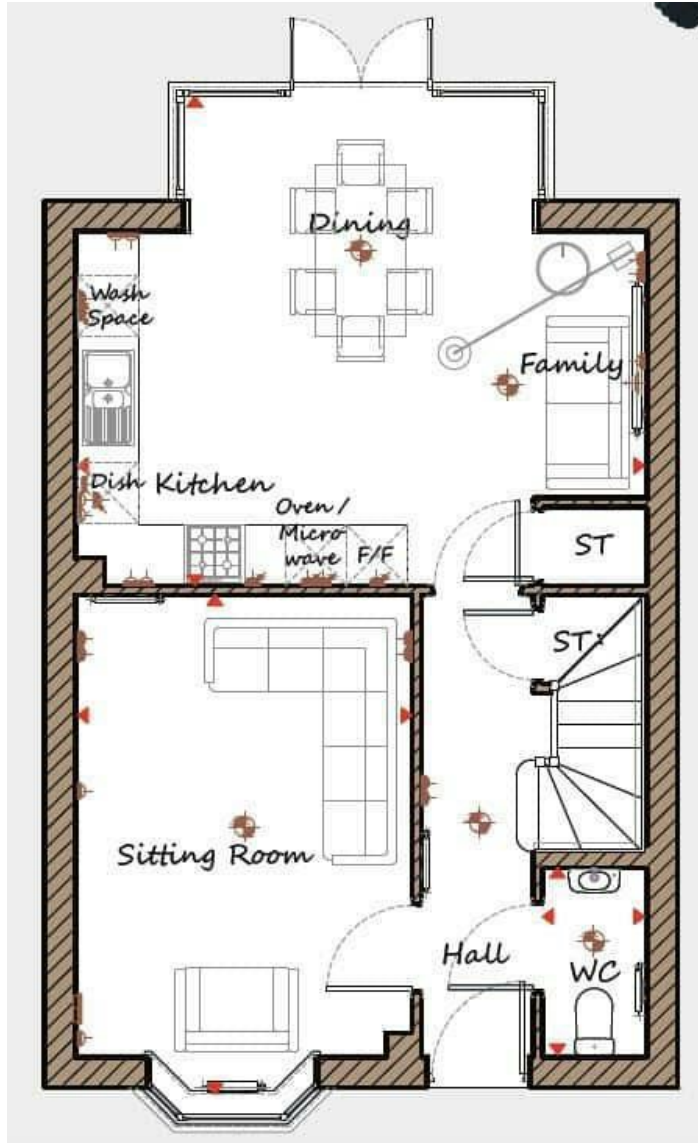
## DAVIDSONS HOMES

Please note images and descriptions are for representative purposes only. Davidsons Homes reserve the right to make amendments. For further information please contact the Sales Manager. Reservation fees apply.

## 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



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.