



HOPKINS & DAINTY

ESTATE AGENTS



Citron Avenue, Coalville, LE67 4UG

£260,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer for sale this IMMACULATELY PRESENTED MODERN HOME - built by Avant Homes c.2020. Set on this modern residential estate, towards the edge of Coalville with a communal greenspace/play area nearby.

The well appointed accommodation comprises: entrance hall with a guest WC; dual aspect sitting room with Bi-fold doors opening onto the garden and an impressive fitted kitchen/dining room with range of integral appliances and a utility cupboard. On the first floor, the landing provides access to three good sized bedrooms (two with fitted wardrobes). The master bedroom also has an En-suite shower room. The main family bathroom has a three piece suite and over bath shower. The property has gas central heating and double glazing; driveway parking and a delightful enclosed 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 Hall



Accessed via a double glazed entrance door with a side panel. Having tiled flooring, a radiator, built in cupboard and doors leading off.

Kitchen 17'3" x 9'9">6'5" (5.28 x 2.99>1.97)



Fitted with a contemporary range of base and wall units, with under unit lighting, work surfaces and an inset sink and drainer. There is a built in electric oven, microwave, four ring gas hob and cooker hood; along with an integrated dishwasher and fridge/freezer. Radiator, tiled flooring, ceiling spotlights and double glazed front and side windows providing natural lighting. Door to a utility cupboard, providing storage and plumbing for a washing machine.

Lounge/Diner 17'3" x 12'1">10'7" (5.28 x 3.69>3.23)



Spacious sitting room with tiled flooring, a radiator, double glazed front window and Bi-fold doors opening onto the garden. Stairs rising to the first floor.

Guest Wc



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

First Floor Landing



With a double glazed rear window and an over stairs cupboard housing the wall mounted gas boiler. Access to the loft space, a radiator and doors leading off.

Master Bedroom 11'9" > 9'2" x 9'11" (3.59 > 2.80 x 3.03)



Measurements do not include the wardrobes. Dual aspect master bedroom with double glazed front and side windows. A radiator, fitted floor to ceiling wardrobes and a door to:

En-Suite Shower Room 7'6" x 4'5" (2.29 x 1.36)



Three piece suite comprising shower, wash hand basin and WC. With tiled flooring and splash backs; a heated towel rail, ceiling spotlights, extractor vent and a double glazed front window.

Bedroom 2 10'2" > 9'0" x 9'10" (3.11 > 2.76 x 3.02)



Measurements do not include the wardrobes. Second double bedroom with double glazed front and side windows, a radiator and fitted floor to ceiling wardrobes.

Bedroom 3 8'3" x 7'1" (2.53 x 2.16)



With a radiator and double glazed side window.

Bathroom 6'11" x 6'6" (2.11 x 2.00)



Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled flooring and splashbacks, a heated towel rail, ceiling spotlights, an extractor vent and double glazed side window.

Frontage

The property stands on a corner plot with an attractive lawn border. Path to the entrance door with a storm canopy and outside lighting.

Garden



Delightful enclosed lawn garden with a decked seating area. A path and gate lead to the driveway. Outside lighting and a fence and wall boundary.

Driveway



At the right hand side of the house, there is driveway parking for two cars and gated access to the garden.

Service Charge

We understand that this property is subject to an annual service charge in the region of £250.00. 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.

Ground Floor

Approx. 42.3 sq. metres (455.8 sq. feet)



First Floor

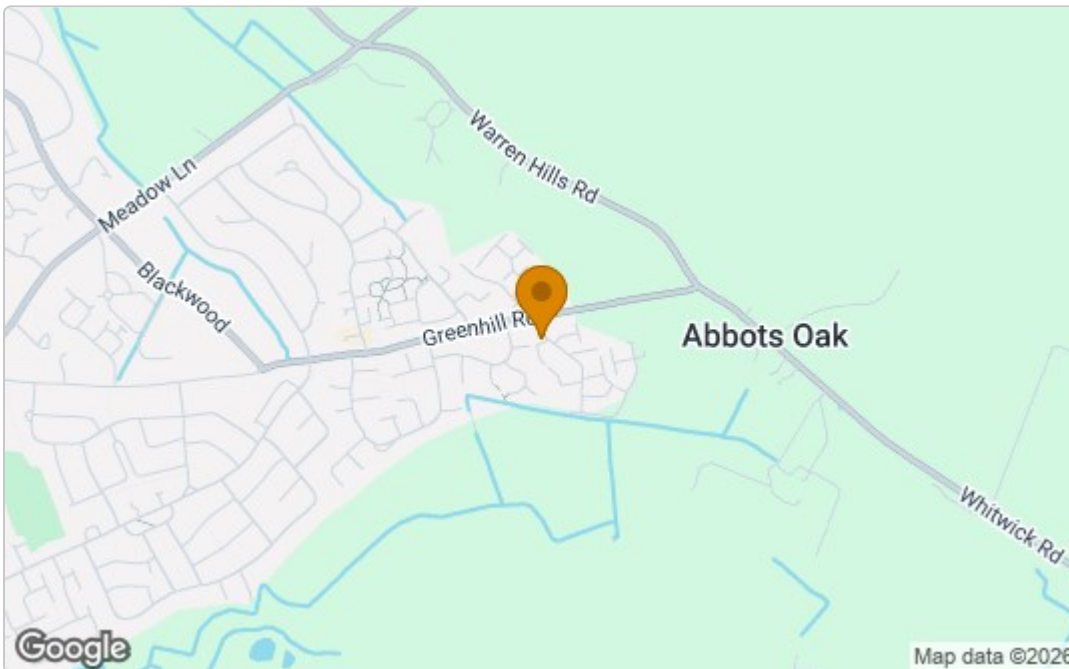
Approx. 42.3 sq. metres (455.8 sq. feet)



Total area: approx. 84.7 sq. metres (911.7 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.