HOPKINS & DAINTY
ESTATE AGENTS









Rangers Rise, Coalville, LE67 2JN

£275,000

OPEN 7 DAYS A WEEK HOPKINS & DAINTY of TICKNALL are pleased to offer this stunning three bedroom home, in this popular village setting. Built in 2022 by Williams Homes, set in a small residential cul-de-sac, with a delightful rear garden and a useful cabin.

The beautifully presented accommodation comprises: entrance hallway with a Guest WC; spacious front and a full width rear kitchen/diner with integrated appliances and French doors opening onto the garden.

On the first floor, the landing provides access to all three bedrooms, the master having an En-suite shower room. There are fitted wardrobes in the second bedroom and the main family bathroom has a three piece suite.

The property has gas central heating, double glazing, side driveway parking and an delightful 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 Hall



Accessed via a double glazed entrance door. With a radiator and doors leading off.

Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator and double glazed front window.

Lounge 18'8" x 15'5" overall (5.71 x 4.70 overall)



L-shaped room with built in storage cupboards, a radiator, double glazed front and side windows, stairs rising to the first floor and a door to:

Kitchen/Diner 18'10" x 11'8" (5.76 x 3.58)



With double glazed French doors opening onto the rear garden. Fitted range of base and wall units with worktops and an inset sink and drainer. There is a built in electric oven, gas hob and hood, along with an integrated fridge/freezer and plumbing for a washing machine. Radiator, built in storage cupboard and a double glazed rear window.

First Floor Landing



With doors leading off.

Master Bedroom 14'7" x 9'4" (4.47 x 2.86)



With a radiator, built in over stairs airing cupboard with the hot water cylinder; double glazed front window and door to:

En-Suite Shower Room



Three piece suite comprising shower, wash hand basin and WC. Heated towel rail, double glazed front window.

Bedroom 2 11'11" x 10'0" (3.65 x 3.05)



Range of fitted wardrobes, a radiator and double glazed rear window.

Bedroom 3 8'9" x 8'7" (2.68 x 2.62)



With a radiator and double glazed rear window.

Bathroom 10'0" x 5'7" (3.05 x 1.72)



Three piece suite comprising bath, wash hand basin and WC. Heated towel rail and a double glazed side window.

Driveway

To the side of the property there is a block paved tandem driveway providing parking for two cars. Access to the entrance door with a storm canopy and lighting. Gated entry to the rear garden.

Garden



Enclosed rear lawn and patio garden with raised planted beds, fencing to the boundary and a useful cabin with electric light and power connected.

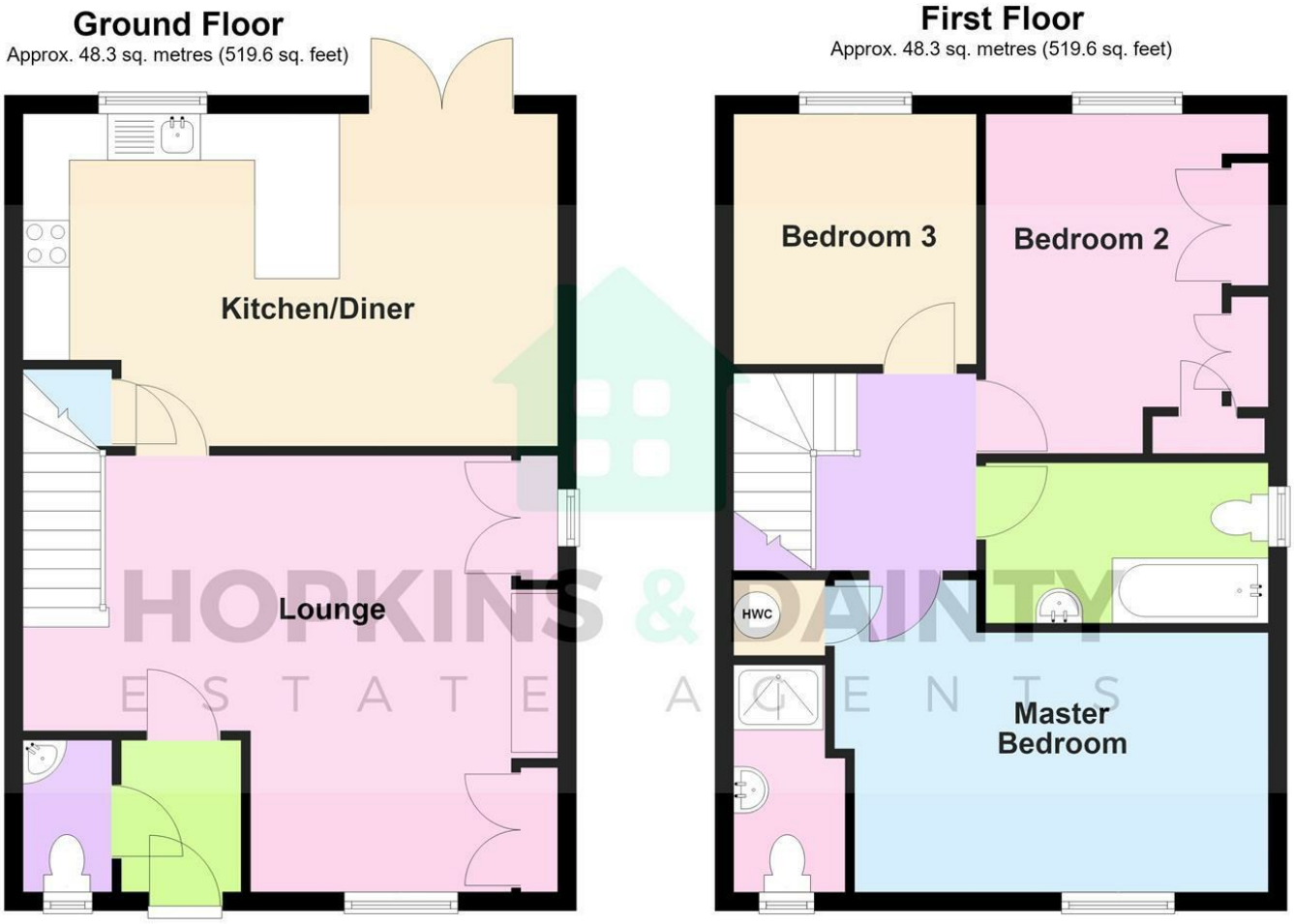
Service Charge

We understand that properties on this estate are subject to an annual service charge. 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



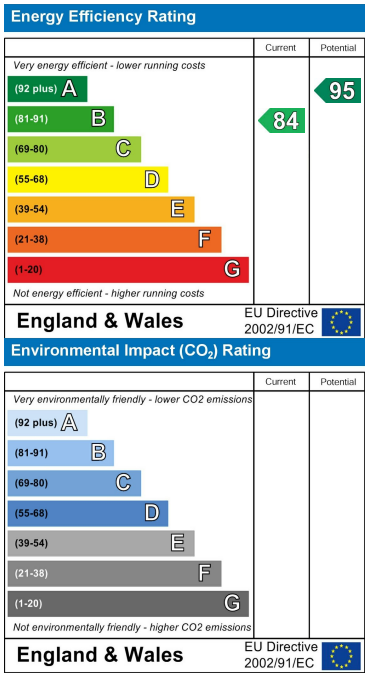
Total area: approx. 96.5 sq. metres (1039.1 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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