



# HOPKINS & DAINTY

ESTATE AGENTS



**Charnian Way, Loughborough, LE12 9GP**

**£269,000**

NO UPWARD CHAIN.

\*OPEN 7 DAYS A WEEK\* - HOPKINS & DAINTY of TICKNALL bring to the market this modern three storey, three DOUBLE bedroom, end town house. Set towards the edge of Shepshed.

The accommodation comprises: Entrance Hallway with a Guest WC. A fantastic open plan Lounge and Kitchen/Diner with an integral oven, hob, hood, dishwasher, fridge & freezer. On the first floor there are two double bedrooms, the main family bathroom and a useful front landing area which leads to the spacious top floor master bedroom and en-suite shower room. The property has gas central heating and double glazing. Two front parking spaces and an enclosed 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



## Kitchen/Dining Area 15'10" x 8'9" (4.85 x 2.68)



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

## Lounge Area 16'7" x 10'5" (5.07 x 3.19)



Spanning the full width of the property with double glazed French doors opening onto the garden. Laminate flooring, a radiator, ceiling spotlights and opening to:

Fitted with a contemporary range of base and wall units, with worktops and an inset one and a quarter sink and drainer with a mixer tap. There is a built in electric oven, hob and hood, along with an integrated dishwasher, fridge, freezer and washing machine. Laminate flooring, a radiator, ceiling spotlights, double glazed front window and a boiler cupboard housing the gas boiler.

## Guest WC



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

## First Floor Landing



window.

## Bathroom 7'5" x 7'1" (2.27 x 2.16)



With a double glazed side window, built in airing cupboard housing the hot water cylinder; a radiator. ceiling spotlights and doors leading off.

## Bedroom 2 13'3" x 9'4" (4.04 x 2.85)



Rear double bedroom with a radiator and double glazed window.

## Bedroom 3 12'11" x 9'3" (3.94 x 2.84)



Front double bedroom with a radiator and double glazed

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

## Front Landing



Versatile space, currently used for a dressing area. With a radiator, spotlights and double glazed front window. Stairs rising to the large master bedroom.

## Master Bedroom 17'5" x 12'9">8'5" (5.31 x 3.90>2.58)



Measurements do not include the stairs.

Occupying the top floor the property. With double glazed front and side windows, an open staircase with a decorative balustrade, access to the loft space, a radiator and door to:

## En-Suite Shower Room 6'11" x 8'0">4'9" (2.12 x 2.44>1.46)



Three piece suite comprising shower, wash hand basin and WC. With tiled walls and flooring, a heated towel, part sloping ceiling with spotlights, an extractor vent and a large double glazed Velux roof light.

## Front Parking

To the front of the property there is a double width driveway providing parking for two cars. A shared side path leads to the rear garden.

## Rear Garden



Enclosed rear lawn and patio garden, with fencing to the boundary, an outside tap and lighting.

## Service Charge

We understand that this property is subject to an annual service charge in the region of £250 - £300. We always recommend buyers to get their legal adviser to verify these details prior to exchange of contracts.

## Important Information

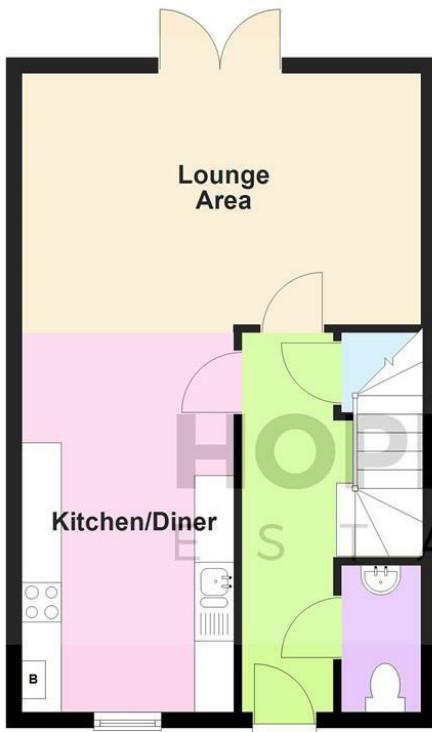
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any 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

### Ground Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



### First Floor

Approx. 41.8 sq. metres (449.4 sq. feet)



### Second Floor

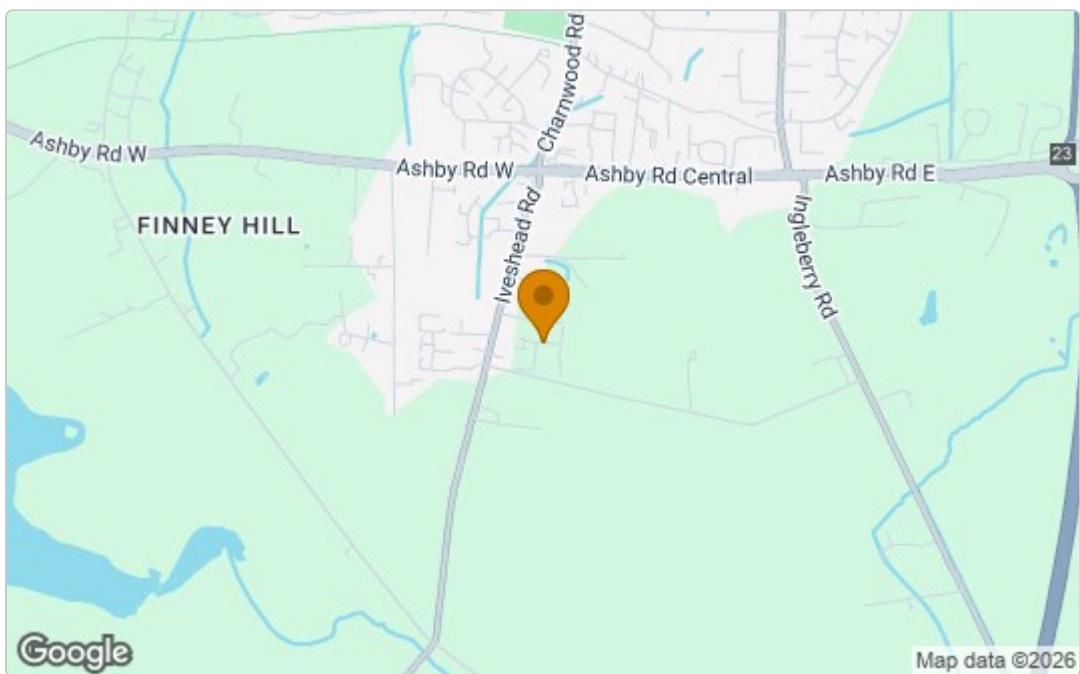
Approx. 27.6 sq. metres (297.2 sq. feet)



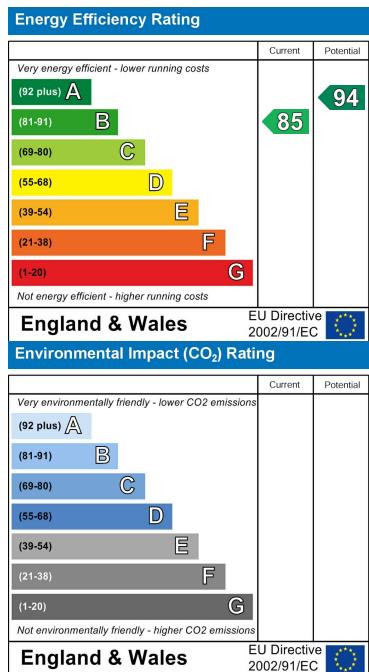
Total area: approx. 110.5 sq. metres (1189.2 sq. feet)

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.