



# HOPKINS & DAINTY

ESTATE AGENTS



## The Leascroft, Coalville, LE67 2BL

**£279,995**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this well presented and spacious three bedroom home. Set on a pleasant residential estate in the popular village of Ravenstone.

Built c.2006 the accommodation comprises: entrance hall, lounge, rear kitchen/diner with integrated appliances and a Guest WC. On the first floor there are three double bedrooms, the master bedroom is particularly spacious with fitted wardrobes and an En-Suite shower room. Bedroom two also has fitted wardrobes and the main bathroom has a three piece suite. The property has gas central heating, double glazing, a delightful rear garden which leads to the GARAGE and parking area. 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, coving to the ceiling, stairs rising to the first floor and a door to:

### Lounge 14'2" x 11'10">10'2" (4.32 x 3.63>3.10)



With a feature fireplace and coal effect gas fire. Radiator, coving to the ceiling, a double glazed front window and door to:

### Kitchen/Diner 15'3" x 12'2">7'2" (4.65 x 3.72>2.20)



Fitted range of base and wall units with work surfaces and an inset one and a quarter sink and drainer. There is a built in electric oven, gas hob and hood; along with an integrated dishwasher, washing machine and fridge/freezer. Tiled flooring, a radiator, wall mounted gas boiler, understairs storage cupboard and a double glazed door and window opening to the rear garden. Door to:

### Guest WC



Two piece suite comprising WC and wash hand basin. With tiled flooring, a radiator and double glazed rear window.

### First Floor Landing

Access to the loft space and doors leading off.

Master Bedroom 15'3" > 11'10" x 8'0" (4.66 > 3.63 x 2.46)



With two sets of fitted wardrobes, two double glazed front windows, a radiator and an over stairs airing cupboard which houses the hot water cylinder. Door to:

### En-Suite Shower Room



Three piece suite comprising shower, wash hand basin and WC. Tiled splashbacks, a radiator and an extractor vent.

Bedroom 2 11'6" x 10'7" (3.52 x 3.25)



Measurements include the wardrobes. Second double bedroom with fitted floor to ceiling wardrobes, a radiator, access to the loft space and a double glazed front window.

Bedroom 3 9'11" x 8'9" (3.03 x 2.67)



Third double bedroom with a radiator and double glazed rear window.

### Bathroom 6'6" x 6'2" (2.00 x 1.90)



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

### Rear Garden



Delightful enclosed rear garden. With low maintenance artificial grass, established shrub beds and hedging. Patio seating area, side storage area, direct access to the garage and gated access to the parking area.

### Garage 16'10" x 9'2" max. (5.15 x 2.80 max.)



With an up and over door, double glazed side window and door to the garden.

### Parking Space



We are informed that there is an additional parking space beyond the garage, as marked by the arrow on our photo.

### 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

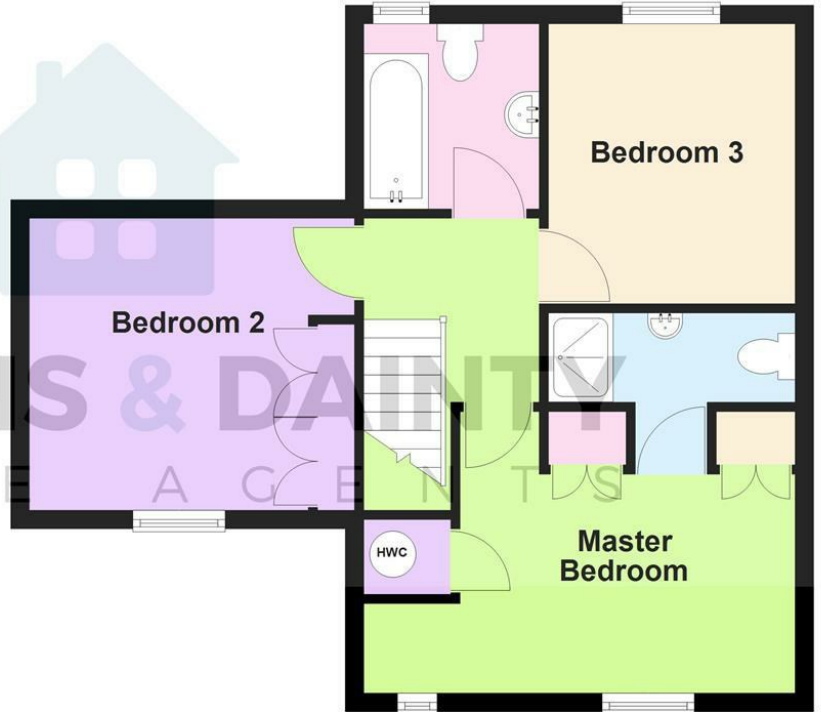
## Ground Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



## First Floor

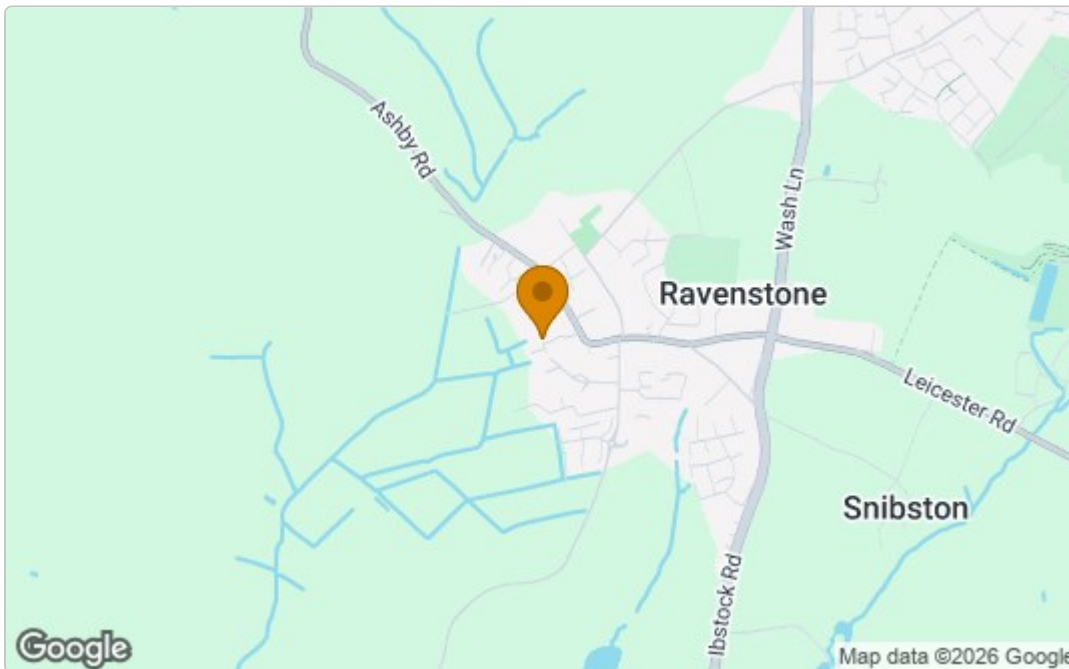
Approx. 45.2 sq. metres (486.9 sq. feet)



Total area: approx. 80.9 sq. metres (870.9 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) <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		
	71	78
England & Wales <small>EU Directive 2002/91/EC</small>		
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		
England & Wales <small>EU Directive 2002/91/EC</small>		

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.