



# HOPKINS & DAINTY

ESTATE AGENTS



**Le May Drive, Coalville, LE67 2EF**

**£289,995**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this stunning modern home, set on a popular residential estate towards the edge of Hugglescote.

Built in 2019 by Bloor Homes, offering spacious living accommodation arranged over three floors; with three double bedrooms (two with fitted wardrobes and the master bedroom also has a dressing area); two bathrooms and a lovely ground floor living space; comprising front lounge and a large rear kitchen/dining room with a wealth of integrated appliances and French doors opening onto the garden. There is also a utility area and guest WC on the ground floor.

The property has gas central heating, double glazing, side driveway parking, a GARAGE and a delightful South facing rear garden. This would make an ideal home for a growing family and is set in a convenient location for access into Coalville and (via the nearby A511) to the A42 at Ashby De La Zouch or the M1 at junction 22.

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 tiled flooring, a radiator, stairs rising to the first floor and a door to:

### Lounge 16'11" x 11'8">10'9" (5.16 x 3.57>3.29)



Dual aspect sitting room with double glazed front and side windows. Two radiators, ceiling spotlights and double doors opening to:

### Kitchen Diner 15'11">9'6" x 8'11">9'10" (4.87>2.91 x 2.74>3.00)



Fantastic rear kitchen/dining room with French doors opening onto the garden. Fitted with a contemporary range of base and wall units, with a high gloss finish and worktops with an inset one and a quarter sink and drainer. There is a built in double electric oven/grill, hob and hood along with an integrated fridge, freezer and dishwasher. Plinth heater, radiator, tiled flooring, two double glazed Velux rooflights, double glazed rear windows, ceilings spotlights and opening to:

### Utility Area 6'1" x 5'4" (1.87 x 1.63)



With a fitted worktop, space for a tumble dryer, plumbing for a washing machine, storage cupboard, tiled flooring, a radiator, extractor vent and door to:

### Guest WC 5'0" x 3'5" (1.53 x 1.06)



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

## First Floor Landing



With stairs rising to the top floor, a double glazed front window and built in airing cupboard housing the hot water cylinder. A radiator, decorative balustrade and doors leading off.

## Bedroom 2 12'9" x 8'6" (3.91 x 2.60)



Measurements do not include the wardrobes.  
Rear double bedroom with fitted floor ceiling wardrobes and mirror sliding doors. A radiator, picture rail and double glazed side and rear windows.

## Bedroom 3 11'10">9'8" x 8'9" (3.61>2.96 x 2.67)



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

## Family Bathroom 9'0" x 6'7" (2.75 x 2.03)



Luxury four piece suite comprising bath with a shower attachment, wash hand basin, WC and a separate shower. Tiled flooring and splashbacks, a heated towel rail, extractor vent and a double glazed rear window.

## Second Floor Landing

With a door to:



### Master Bedroom 12'3" x 11'9" (3.75 x 3.59)



Measurements do include the wardrobes.

Generous master bedroom with fitted floor to ceiling wardrobes and mirror sliding doors. A radiator, access to the loft space, an over stairs storage cupboard, double glazed front dormer window and opening to:

### Dressing Area 7'2" x 5'5" (2.19 x 1.66)



With a radiator, double glazed Velux roof light and door to:

### En-Suite Shower Room 8'0" x 6'7" (2.46 x 2.02)



Three piece suite comprising shower, wash hand basin and WC. Tiled flooring, a radiator, extractor vent and a part sloping ceiling with a double glazed Velux roof light.

### Side Driveway

At the side of the property there is driveway parking for more than one car. Access to the garage and gated entry to the rear garden.

### Garage 19'4" x 10'4" max. (5.90 x 3.15 max.)

With an up and over door, electric light and power and roof storage space.

### Rear Garden



Delightful South facing rear garden which has been designed with low maintenance in mind. Comprising patio seating area, an artificial grass lawn and further decked seating area; with fencing the boundary.

### Service Charge

We understand that this property is subject to an annual service charge in the region of £200.00. 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.

Floor Plan

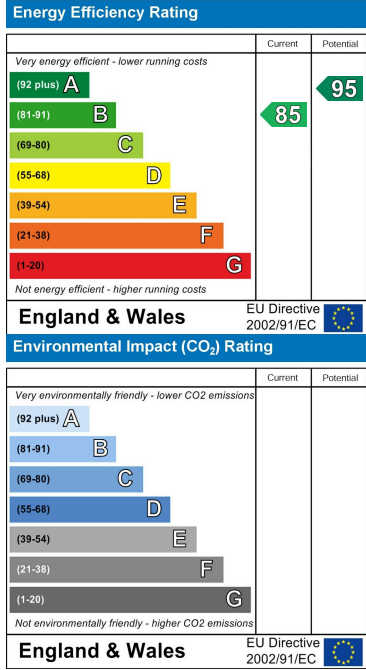


Total area: approx. 115.2 sq. metres (1240.2 sq. feet)  
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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