HOPKINS & DAINTY
ESTATE AGENTS









Frearson Road, Coalville, LE67 2DU

£230,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to be marketing this well presented and spacious, three bedroom semi detached home. Set on a modern residential development, in this sought after location. Built c. 2019 by Bloor Homes, the accommodation comprises: entrance hall, front lounge and rear kitchen/diner with integral appliances and French doors opening onto the rear garden. There is also a utility area and guest WC.

On the first floor, there are three bedrooms, the master having fitted wardrobes and an en-suite shower room. In addition, there is a main bathroom with a three piece suite. The property has gas central heating and double glazing. Front driveway parking and an enclosed rear 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, stairs rising to the first floor and door to:

Lounge 14'4" x 12'0">10'10" (4.37 x 3.66>3.32)



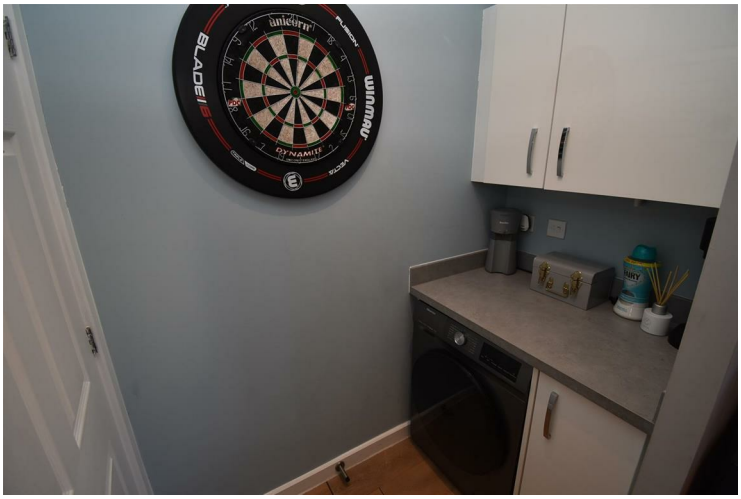
Spacious sitting room with a double glazed front window, two radiators, an under stair storage cupboard and door to:

Kitchen/Diner 12'1" x 11'11" (3.70 x 3.65)



With double glazed French doors and side panels opening onto the rear garden. Fitted with a 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, hob and hood, along with an integrated fridge/freezer and dishwasher. Radiator, ceiling spotlights, extractor vent and opening to:

Utility Area 5'11" x 3'3" (1.82 x 1.00)



Useful utility area with a fitted worktop, storage cupboard and plumbing for a washing machine. Boiler cupboard housing the wall mounted gas boiler and a door to:

Guest WC



Two piece suite comprising WC and wash hand basin, with a radiator and extractor vent.

First Floor Landing



Access to the loft space and doors leading off.

Master Bedroom 9'7" x 9'1" +wardrobes (2.94 x 2.77 +wardrobes)



Rear master bedroom with fitted wardrobes, a double glazed window and radiator. Door to:

En-Suite Shower Room



Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks, a radiator, extractor vent and double glazed rear window.

Bedroom 2 10'1" x 8'9" (3.09 x 2.67)



Front bedroom with a radiator and double glazed window.

Bedroom 3 6'9" x 6'5" +cupboard (2.08 x 1.98 +cupboard)



With a built in over stairs cupboard, radiator and double glazed window.

Bathroom 7'7" x 5'6" (2.32 x 1.68)



Three piece suite comprising bath with a shower attachment, wash hand basin and WC. Tiled splashbacks and flooring, a heated towel rail, extractor vent and a

double glazed side window.

Frontage/Driveway

To the front of the property there are two parking spaces and access to the entrance door with a storm canopy over. Gated side entry to the rear garden.

Rear Garden



Low maintenance rear garden with fencing to the boundary, a storage shed and garden cabin.

Service Charge

We understand that this property is subject to an annual service charge around £130. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

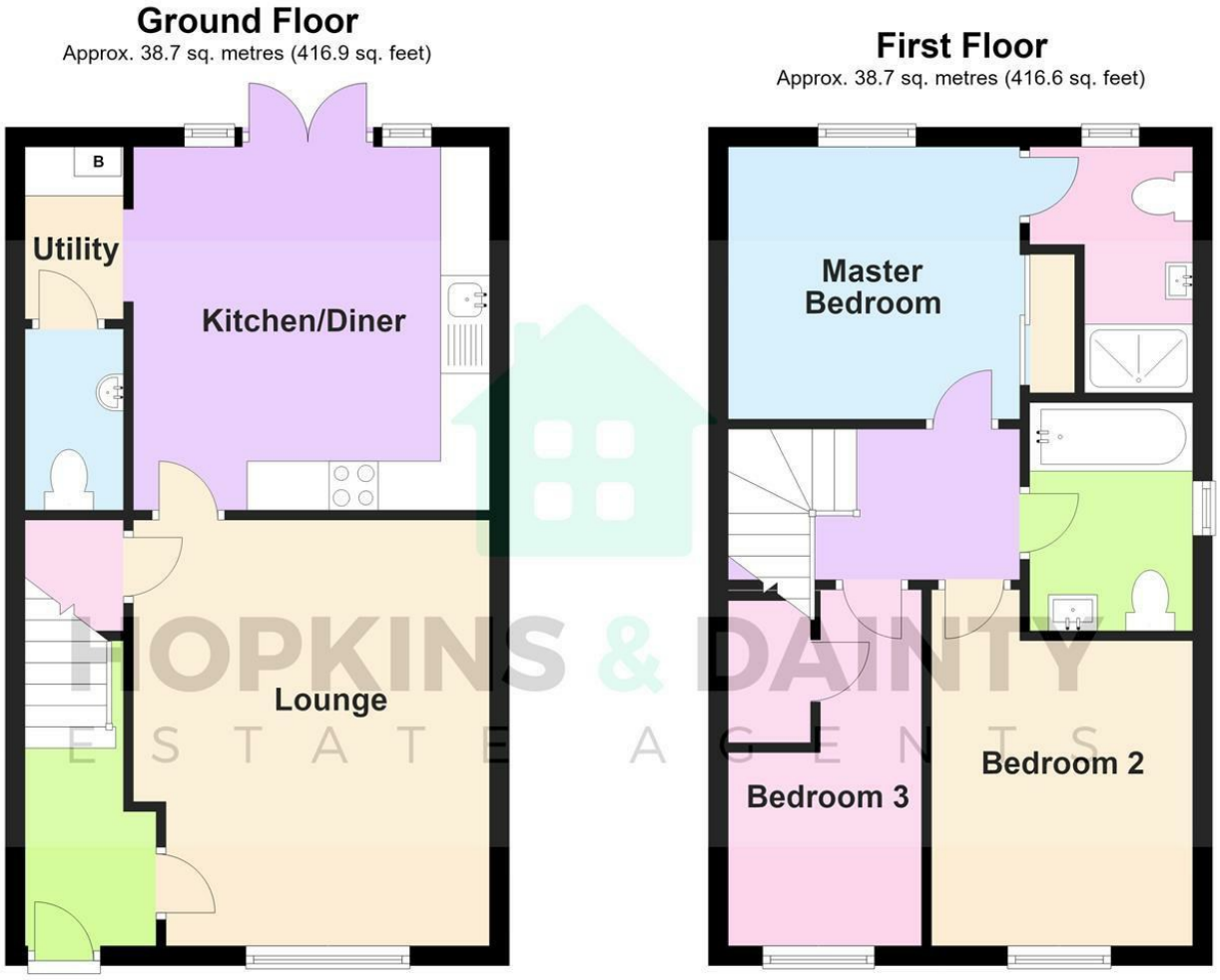
Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

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.

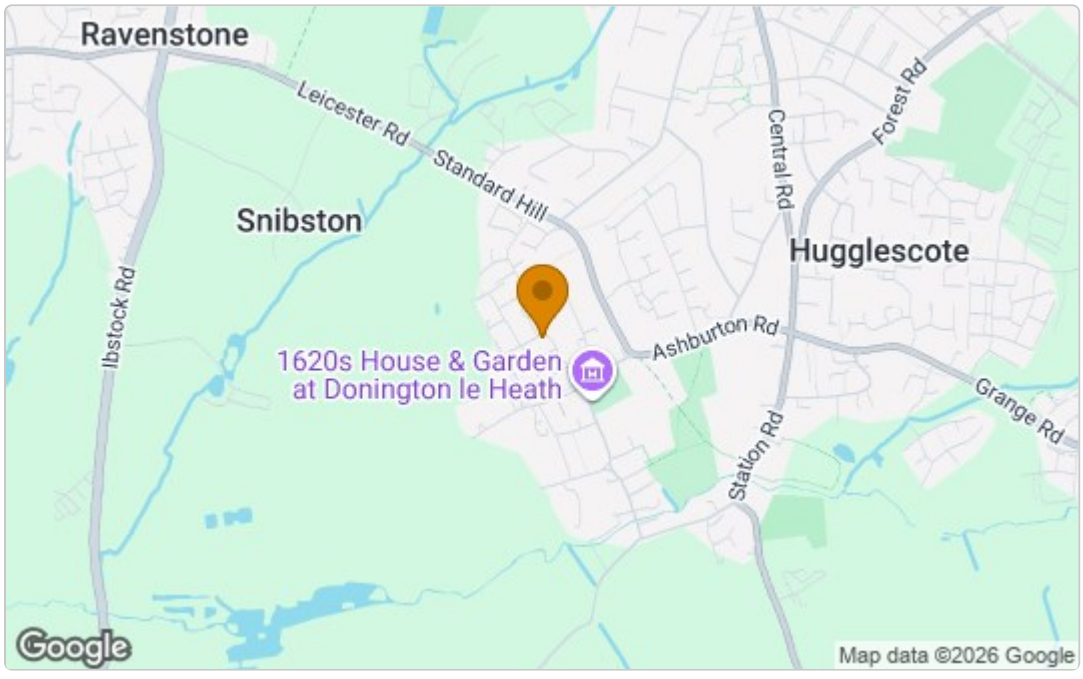
Floor Plan



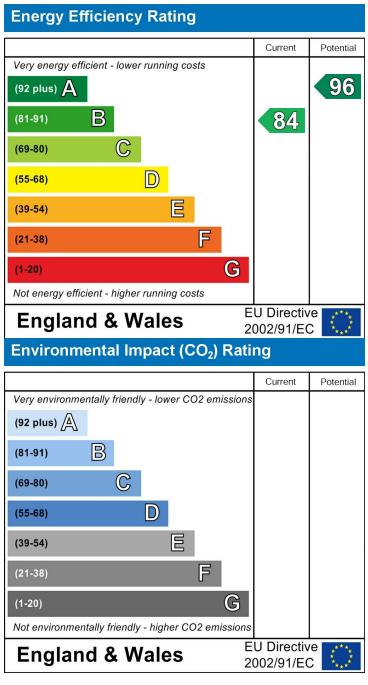
Total area: approx. 77.4 sq. metres (833.5 sq. feet)

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

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