HOPKINS & DAINTY
ESTATE AGENTS









Battram Road, Coalville, LE67 1GA

£200,000

** NO UPWARD CHAIN **

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this well presented, two bedroom end terrace property, with driveway parking, double glazing and gas central heating.

The accommodation comprises of entrance hall, lounge with dining/study area, kitchen/diner, two double bedrooms and a modern shower room.

Externally there is a driveway to the front with EV charger and a pleasant 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.

Front Driveway



Parking for several cars and an EV. charger, pedestrian access to the rear garden.

Entrance Hall

Contemporary Black double glazed door leading from the drive into the entrance hall. Radiator, stairs leading to the first floor and a door to:

Lounge 12'11" x 11'2" (3.96 x 3.41)



Glazed door leading from the entrance hall into the spacious lounge. With a decorative fireplace, radiator, double glazed front window, useful understairs cupboard and arch leading into the dining area:

Dining/Study area. 7'8" x 6'6" (2.35 x 1.99)



An arch leads from the lounge to the Dining/ Study area, a useful extra space. Double doors to:

Kitchen dining room 15'1" x 14'1" overall (4.6 x 4.30 overall)



A spacious L-shaped family kitchen with French doors leading to the rear garden. A range of modern base and wall units in a contemporary grey featuring attractive white work surfaces. Built in double oven, hob & extractor fan. Complimentary 1 1/2 bowl sink. Appliance spaces for a Washing Machine and Tumble Dryer. Radiator and a double glazed rear window.

First Floor Landing

Access to the loft space and doors leading off.

Bedroom 1 13'0">11'10" x 8'6" (3.98>3.61 x 2.61)



A bright and sunny double bedroom with a radiator and double glazed window to the front aspect. Useful storage cupboard housing the boiler.

Bedroom 2 9'6" x 8'9"<10'0" (2.91 x 2.68<3.05)



Bright and spacious bedroom with a radiator and double glazed window overlooking the rear garden.

Shower Room 6'5" x 5'7" (1.97 x 1.71)



Contemporary shower room with three piece suite comprising of a large walk in shower, W.C. and vanity unit. Radiator and a double glazed side window.

Rear Garden



Enclosed rear garden with lawned area and attractive patio.

Draft Details

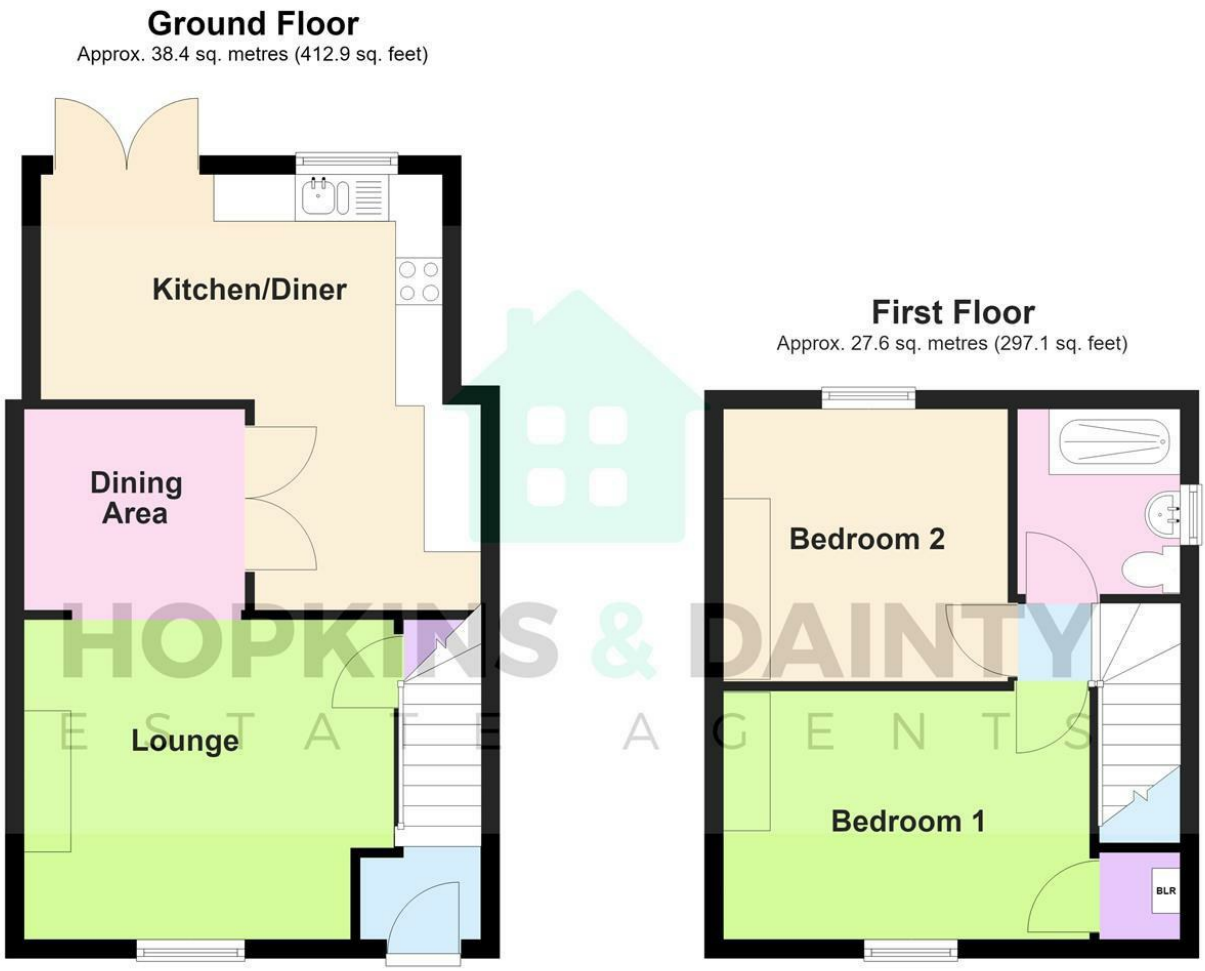
These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

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



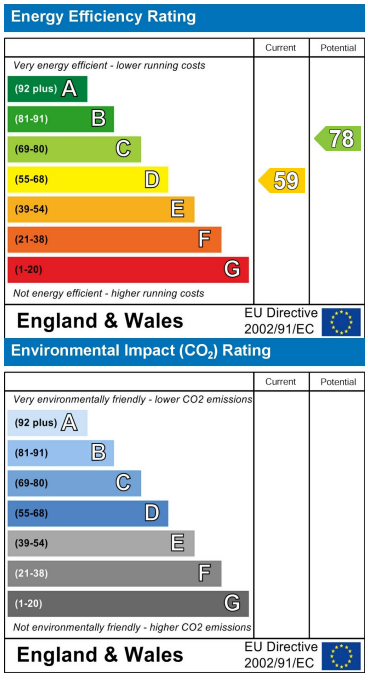
Total area: approx. 66.0 sq. metres (710.0 sq. feet)

COPYRIGHT OF HOPKINS & DAINTY ESTATE AGENTS
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.

White Hollows Farm Staunton Lane, Ticknall, Derby, DE73 7GZ
Tel: 0330 113 2271 **Email:** sales@hopkinsanddainty.co.uk www.hopkinsanddainty.co.uk

HOPKINS & DAINTY
ESTATE AGENTS