



HOPKINS & DAINTY

ESTATE AGENTS



Le May Drive, Coalville, LE67 2EF

£275,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this modern home, set on a popular residential estate towards the edge of Hugglescote. Overlooking a communal green space/play area to the front. Built in 2019 by Bloor Homes, offering spacious living accommodation arranged over three floors.

Comprising a lovely ground floor living space with a front hall, lounge, rear kitchen/dining room with a range of integrated appliances and French doors opening onto the garden. There is also a utility area and guest WC.

On the middle floor there are two double bedrooms and the main family bathroom which has a separate shower and bath.

On the top floor is the master bedroom with fitted wardrobes, a dressing area and En-Suite.

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

Lounge 16'11" x 11'9" > 10'9" (5.18 x 3.59 > 3.30)



Dual aspect sitting room with double glazed front and side windows; two radiators and double doors opening to:

Kitchen/Diner 15'10" > 9'6" x 15'5" > 9'10" (4.85 > 2.90 x 4.72 > 3.01)



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

Utility Room 6'2" x 5'4" (1.89 x 1.63)



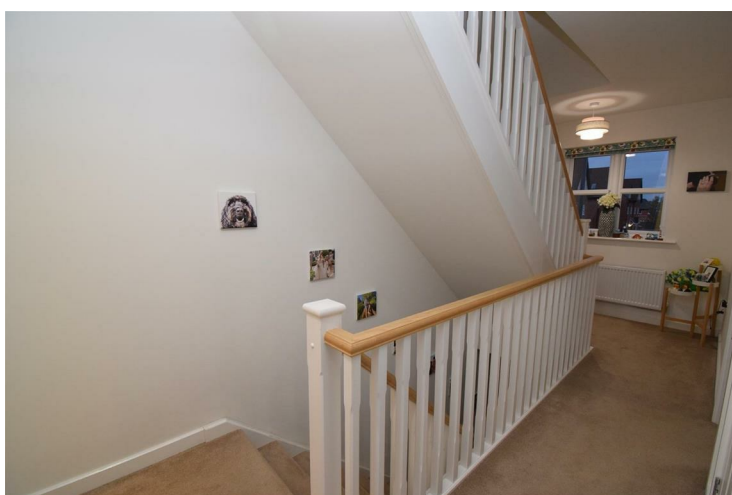
With a fitted worktop, space for a tumble dryer, plumbing for a washing machine, storage cupboard, radiator, extractor vent and door to:

Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator and part sloping ceiling and extractor vent.

First Floor Landing



With stairs rising to the top floor, a double glazed front

window, radiator and built in airing cupboard housing the hot water cylinder. Doors leading off.

Bedroom 2 14'9" > 12'8" x 8'6" (4.51 > 3.87 x 2.60)



Rear double bedroom with a radiator and double glazed side and rear windows.

Bedroom 3 11'6" > 9'4" x 8'8" (3.52 > 2.87 x 2.65)



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

Bath/Shower Room 8'11" x 6'7" (2.73 x 2.01)



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, spotlights, extractor vent and a double glazed rear window.

Second Floor Landing

With a door to:

Master Bedroom 11'9" x 10'2" (3.59 x 3.11)



Measurements do not 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" (2.20 x 1.66)



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

En-Suite Shower Room 8'1" x 6'8" (2.48 x 2.04)



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

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 18'4" x 10'2" max. (5.60 x 3.10 max.)

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

Rear Garden



South facing rear garden with a lawn, patio seating area, and fencing to 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.

Draft Sales Details

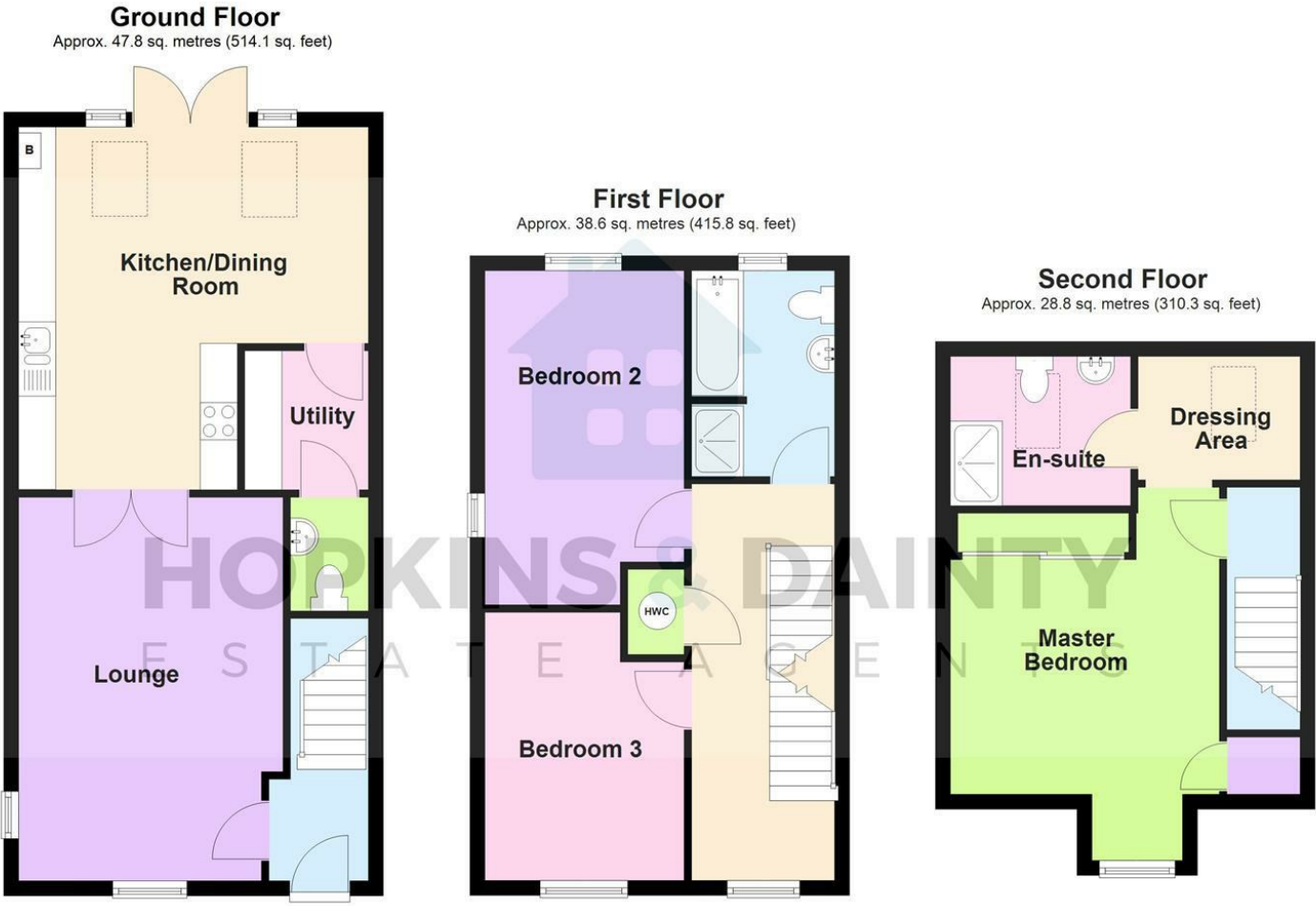
These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

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



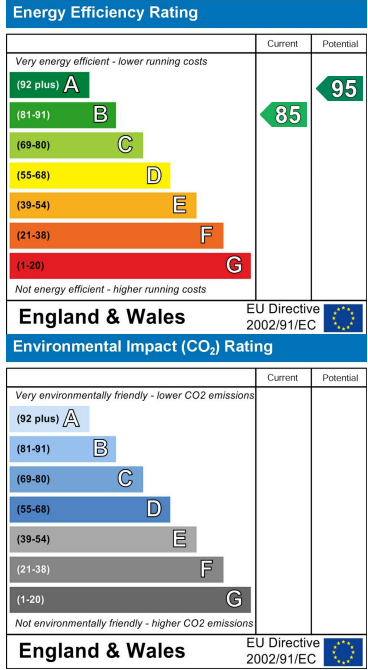
Total area: approx. 115.2 sq. metres (1240.2 sq. feet)

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