



**HOPKINS & DAINTY**  
ESTATE AGENTS



**Usherwood Way, Coalville, LE67 2HN**

**£225,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this modern two double bedroom, semi-detached home. Built by Davidsons to their Dudley specification in 2022. Standing on a pleasant garden plot, offering well appointed accommodation throughout and set in a convenient position for access into Coalville or the nearby M1 at Junction 22.

The accommodation comprises: entrance hall, front lounge, rear kitchen/diner with integrated appliances and French doors opening onto the garden and a guest WC. On the first floor, the landing provides access to both double bedrooms (one with fitted wardrobes) and the bathroom which has a three piece suite, including an over bath shower. The property has gas central heating and double glazing, double width front driveway parking and a pleasant enclosed rear garden.

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

**Lounge 14'9" x 10'4" max. (4.50 x 3.16 max.)**



Front sitting room with Amtico flooring, double glazed window, radiator, under stairs storage cupboard and a door to:

## Lobby

With Amtico flooring and doors to:

**Kitchen/Diner 13'6" x 11'0" > 8'8" (4.14 x 3.37 > 2.65)**



Spanning the full width of the property with French doors and side panels opening onto the garden. Fitted range of base and wall units with worktops and an inset one and a quarter sink and drainer. There is a built in AEG electric oven, gas hob, hood and microwave. Space for a fridge/freezer and washing machine. Amtico flooring, a radiator, boiler cupboard housing the wall mounted gas boiler and a double glazed rear window.

## Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator, Amtico flooring and an extractor vent.

## First Floor Landing

With a radiator, access to the loft space and doors leading off.

**Bedroom 1 11'8" x 9'7" (3.57 x 2.93)**



Measurements do not include the wardrobes.

Front double bedroom with fitted floor to ceiling wardrobes and an over stairs plinth. Radiator and a double glazed front window.

## Bedroom 2 13'8" x 9'0" (4.17 x 2.75)



Rear double bedroom with a radiator and double glazed window.

## Bathroom 6'10" x 6'6" (2.09 x 2.00)



Three piece suite comprising bath with a shower over and screen; wash hand basin and WC. Tiled splashbacks, a radiator and extractor vent.

## Front Driveway

Driveway parking for two cars and gated side access to the rear garden.

## Rear Garden



Delightful enclosed rear garden with a patio seating area, lawn with planted borders, a gravel seating area, storage shed and fencing to the boundary.

## Service Charge

We understand that this property is subject to an annual service charge in the region of £175. We always recommend 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

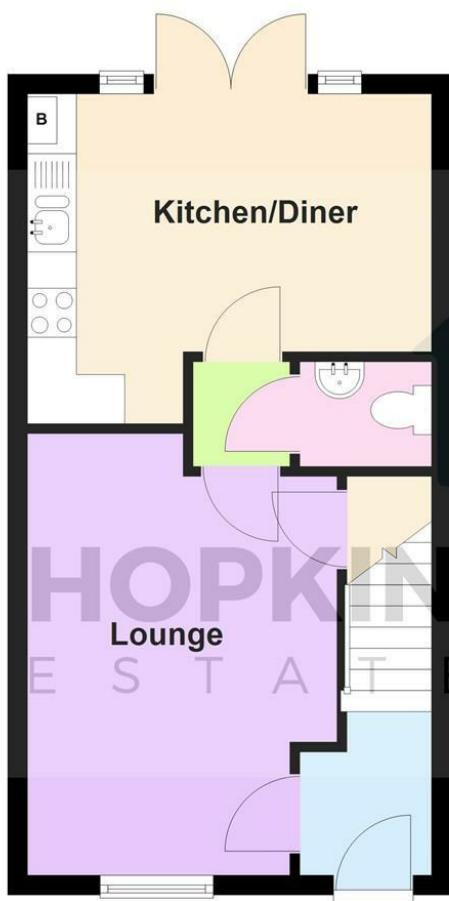
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any 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

### Ground Floor

Approx. 32.8 sq. metres (353.0 sq. feet)



### First Floor

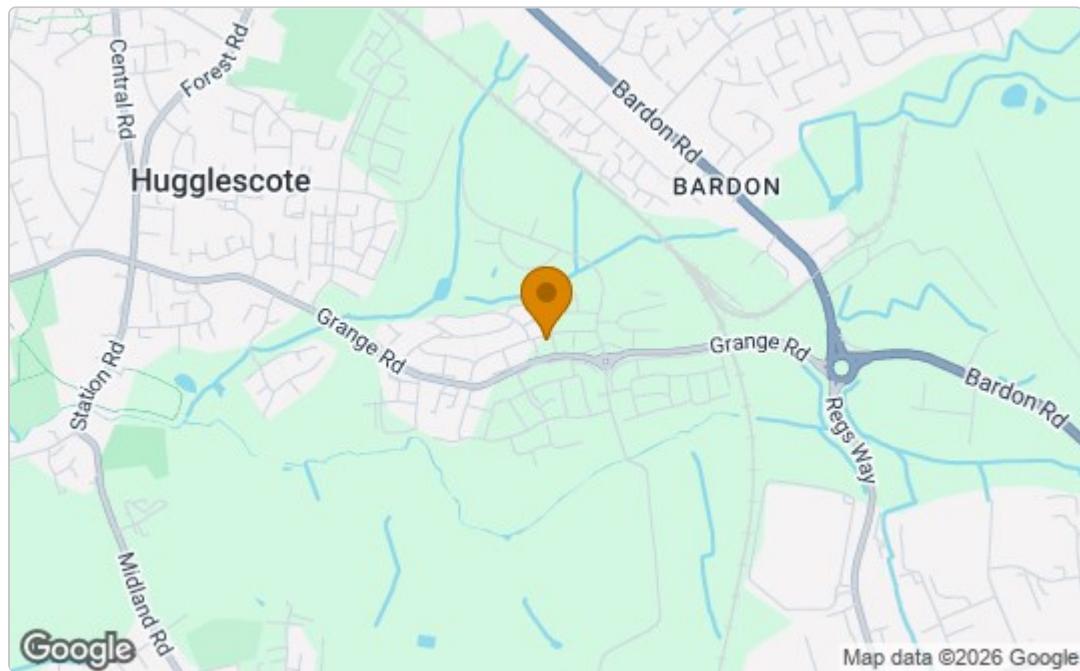
Approx. 32.8 sq. metres (353.0 sq. feet)



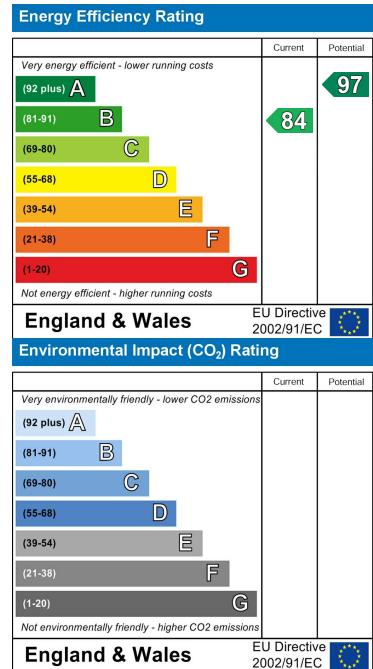
Total area: approx. 65.6 sq. metres (706.0 sq. feet)

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