HOPKINS & DAINTY
ESTATE AGENTS









Lowe Street, Coalville, LE67 2FS

£475,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this stunning family home with a TRIPLE GARAGE and delightful rear garden. Built by Davidsons Homes to their WINCHESTER specification. Set at the entrance to the Hastings Park estate, this was the original show home.

Comprising: entrance hallway leading to a large kitchen/dining room with a comprehensive range of integrated appliances, a central island, French doors opening onto the rear garden and a separate utility room. Dual aspect lounge with a media wall and double doors onto the rear garden; useful home study and a guest WC. On the first floor the gallery landing has a feature void and provides access to all four double bedrooms and the family bathroom. The master bedroom and second bedroom both have an En-suite shower room. The property has gas central heating and double glazing.

Externally, there is a large frontage with driveway parking, a border garden and gated access to the rear garden, which is laid to lawn with a paved patio area. The triple garage also has a rear utility area and WC.

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 Hallway



Accessed via a front entrance door with a double glazed window over. Having stairs rising to the first floor with a storage cupboard under, Amtico flooring, a designer radiator and doors leading off.

Kitchen/Diner 23'5" x 13'8">12'7" (7.16 x 4.19>3.84)



Fitted with a range of base and wall units with a matching island and breakfast bar. There is a built in electric oven, microwave, gas hob and cooker hood; along with an integrated dishwasher and fridge/freezer. Amtico flooring, a radiator, ceiling spotlights, double glazed windows and French doors opening onto the garden.

Lounge 21'0" x 11'11" (6.42 x 3.64)



With a feature media wall, two radiators, double glazed front window and French doors with side panels opening onto the rear garden.

Study 11'7" x 5'9" (3.55 x 1.76)



With a radiator, double glazed front window and a fitted desk with storage and shelving.

Utility Room 6'7" x 5'0" max. (2.03 x 1.54 max.)



Fitted worktop, cupboard housing the wall mounted gas

boiler, plumbing for a washing machine and space for a tumble dryer. Amtico flooring, a radiator, extractor vent and understairs storage cupboard.

Guest WC



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

Gallery Landing



With a decorative balustrade, double glazed front window, built in storage cupboard housing the hot water cylinder, a radiator and access to the loft space.

Master Bedroom 13'5" x 10'7"(+wardrobes) (4.10 x 3.24(+wardrobes))



With a range of built in floor to ceiling wardrobes, a radiator, double glazed windows to the side and rear elevation and door to:

En-Suite Shower Room 9'4" x 5'1" (2.85 x 1.56)



Three piece suite comprising walk in shower, wash hand basin and WC. Tiled walls and flooring, ceiling spotlights, a heated towel rail and double glazed side window.

Bedroom 2 12'2" x 9'5" (+wardrobes) (3.71 x 2.88 (+wardrobes))



Fitted floor to ceiling wardrobes, a radiator, double glazed rear window and door to:

En-Suite Shower Room 7'3" x 6'6" max. (2.21 x 1.99 max.)



Three piece suite comprising shower, wash hand basin and WC. With tiled walls, ceiling spotlights, an extract event and heated towel rail.

Bedroom 3 9'11" x 9'4" (+wardrobes) (3.03 x 2.87 (+wardrobes))



Fitted floor to ceiling wardrobes, a radiator and double glazed front window.

Bedroom 4 9'3" x 8'9" (+wardrobes) (2.83 x 2.68 (+wardrobes))



Fitted floor to ceiling wardrobes, a radiator and double glazed front window.

Family Bathroom 9'4" x 7'1" (2.85 x 2.16)



Four piece suite comprising a separate bath and shower, tiled walls and flooring. Wash hand basin, WC, a heated towel rail, spotlights and a double glazed side window.

Frontage/Driveway



To the side of the property there is a generous driveway providing off road parking. A gravelled bed, access to the entrance door with an attractive front border garden and gated entry to the rear garden.

Triple Garage 26'2" x 15'8" (8.00 x 4.80)



With two up and over doors, light and power connected, ceiling spotlights, exposed beams, an electric heater and a double glazed side entrance door. Internal door to:

Utility Area 8'7" x 5'5" (2.63 x 1.66)



With fitted base and wall units, a worktop and an inset one on a quarter sink and drainer with a mixer tap. Walk in storage cupboard and door to:

WC

With a WC, wash hand basin and an electric heater.

Rear Garden



To the rear of the property there is a delightful lawn and patio garden. With mature planted borders, fencing to the boundary and a further patio seating area and a greenhouse.

Service Charge

We understand that this property is subject to an annual estate maintenance charge in the region of £170.00 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.

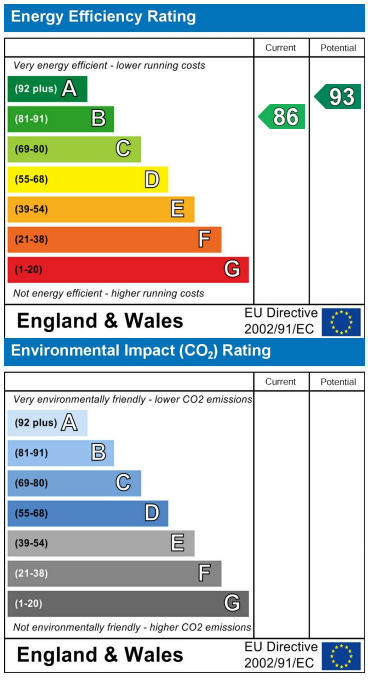
Floor Plan



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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