



HOPKINS & DAINTY

ESTATE AGENTS



Clifton Drive, Ashby-De-La-Zouch, LE65 2QL

£350,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this beautifully presented and Extended family home. Standing on a generous garden plot with ample parking, a carport and 33' tandem garage.

The accommodation has been well maintained by the current owners and offers: entrance hallway with a guest WC. A generous lounge/dining room with a useful home study and the extended kitchen with integrated appliances. On the first floor there are two large double bedrooms, both with fitted furniture; two single bedrooms and the stylish bathroom with a three piece suite, including an over bath shower. The property has gas central heating and double glazing and is well worth viewing. 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 side entrance door with a double glazed side panel. Having a radiator, stairs rising to the first floor and doors leading off.

Kitchen 15'1" x 12'0" (4.62 x 3.67)



Extended kitchen fitted with a range of base and wall units, worktops and under unit lighting. Inset sink and drainer along a built in double gas oven, five ring gas hob, hood and dishwasher. Tiled splashbacks, a radiator, ceiling spotlights, double glazed side and rear windows. A double glazed door opens onto the rear garden along with a further door opening into the garage.

Lounge/Dining Room 26'4" x 14'0">9'10" (8.03 x 4.29>3.01)



L-shaped lounge/dining room with a feature fireplace and coal effect gas fire. Built in storage cupboard, two radiators, decorative coving to the ceiling, double glazed front and rear windows and door to:

Study 7'11" x 7'11" (2.42 x 2.42)



With a radiator and double glazed front window.

Guest WC



Two piece suite comprising WC and wash hand basin; with a radiator and double glazed side window.

First Floor Landing



Built in airing cupboard housing the hot water cylinder. Access to the loft space via a drop down ladder. The loft is part boarded with lighting to provide storage space.

Bedroom 1 12'9" x 11'3" (3.90 x 3.44)



Measurements include the wardrobes etc.

Front double bedroom with a range of fitted furniture, radiator and double glazed window.

Bedroom 2 12'9" x 10'9" (3.89 x 3.29)



Measurements include the wardrobes etc.

Second double bedroom with a range of fitted furniture, radiator and double glazed front window.

Bedroom 3 13'5" x 7'4" (4.09 x 2.25)



Measurements include the over stairs plinth.

Third bedroom with an over stairs plinth, radiator and double glazed rear window.

Bedroom 4 13'3" x 6'5" (4.06 x 1.96)



Fourth bedroom with a radiator and double glazed rear window.

Front Garden



Extensive front lawn garden set behind a brick wall boundary. With side access to the rear garden.

Bathroom 7'10" x 5'3" (2.41 x 1.61)



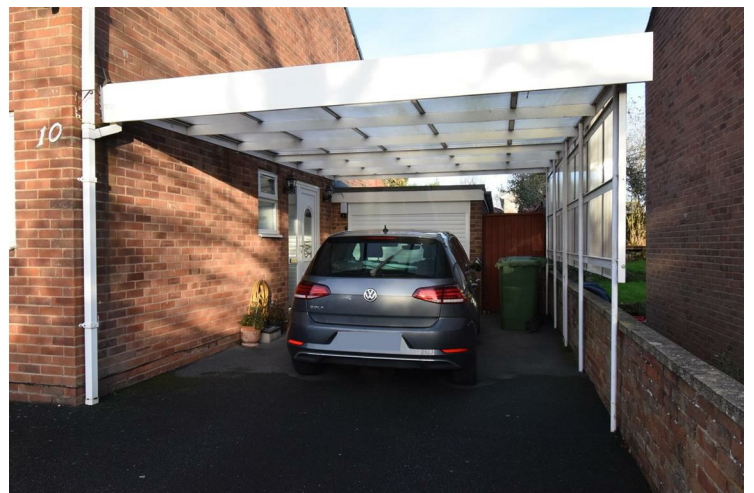
Stylish three piece suite comprising bath with a shower over and screen; vanity wash hand basin and WC. Tiled walls, a heated towel rail, ceiling spotlights, extractor vent and a double glazed rear window.

Driveway



Providing ample parking space.

Car Port



Covered parking and access to the entrance door and garage.

Tandem Garage 33'2" x 8'11">8'2" (10.11 x 2.72>2.50)

Tandem garage with an electric roller door, light and power connected. Wall mounted gas boiler, an electric storage heater, plumbing for a washing machine, sink and drainer unit and a double glazed window. Internal door to the kitchen.

intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Rear Garden

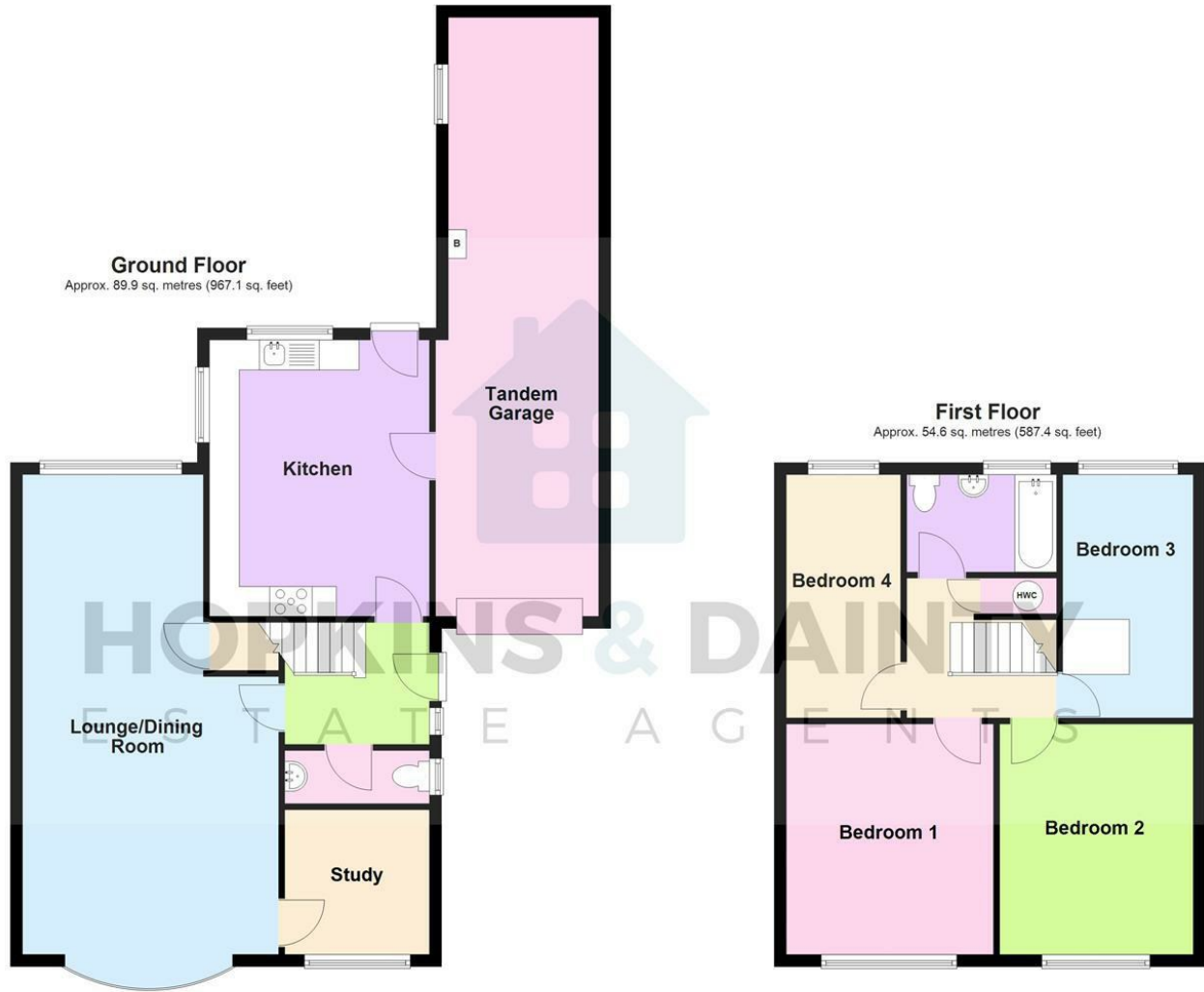


Rear lawn and patio garden with a useful storage shed.

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

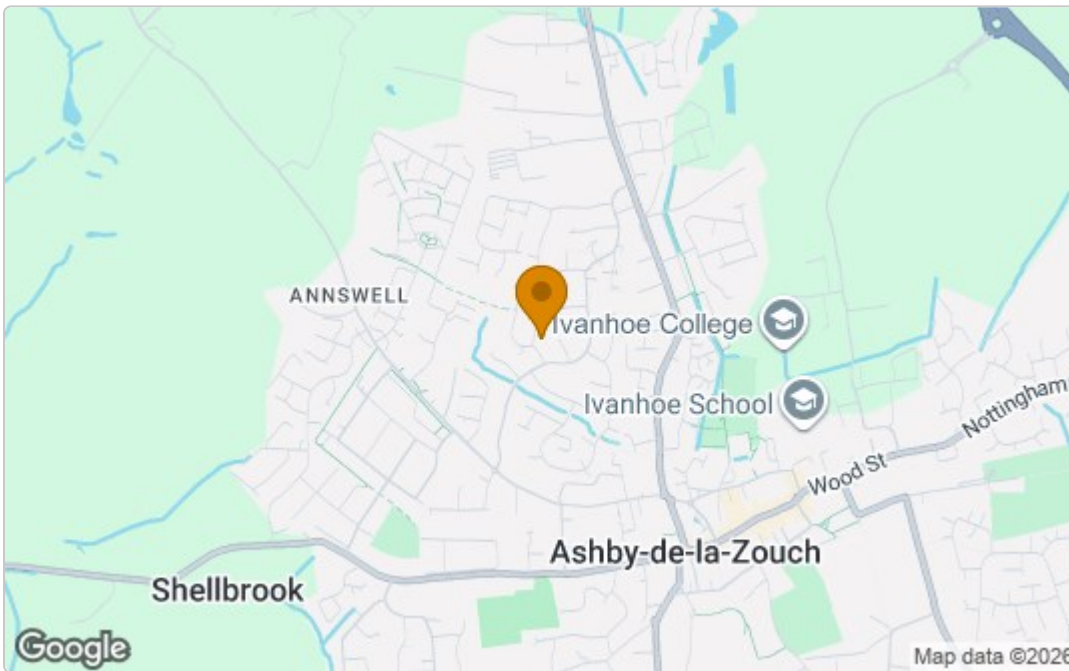
Floor Plan



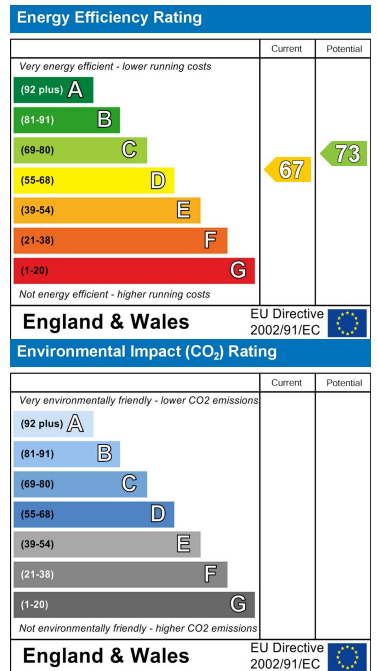
Total area: approx. 144.4 sq. metres (1554.6 sq. feet)

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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.