



# HOPKINS & DAINTY

ESTATE AGENTS



## The Green, Coalville, LE67 2GE

**£250,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL welcome you to this stunning 3 storey home. Located in the picturesque village of Donington Le Heath. With rear parking, a low maintenance garden and an additional wooded garden area to the rear.

Accessed via an entrance hall with a Guest WC, there is a large front lounge with a feature spiral staircase and a full width rear kitchen/diner with integrated appliances and French doors opening onto the garden/patio. On the first floor there are two double bedrooms, a single third bedroom and the main family bathroom. On the top floor, there is a generous master bedroom with an En-Suite shower room.

The property also has gas central heating and double glazing. A low maintenance enclosed garden, parking for two cars and the additional wooded area which leads to the brook, known locally as the River Sense.

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.

### Entrance Hall

Accessed via a double glazed entrance door. With laminate flooring, a radiator and doors leading off.

### Guest WC



Two piece suite comprising WC and wash hand basin. With laminate flooring, tiled splashbacks and an extractor vent.

### Lounge 17'10" > 11'10" x 11'10" > 9'1" (5.44 > 3.61 x 3.63 > 2.78)



Measurements do not include the stair recess. Spacious L-shaped sitting room with a feature spiral staircase rising to the first floor. Two radiators, ceiling spotlights, a double glazed front window and glazed door opening to:

### Kitchen/Diner 15'3" x 8'5" (4.66 x 2.59)



Spanning the full width of the property with a fitted range of base and wall units. Incorporating worktops with an inset one and a quarter sink and drainer, mixer tap and decorative tiled splashbacks. There is a built in electric oven, gas hob and hood; along with an integrated dishwasher. Space for a fridge/freezer and plumbing for a washing machine. Radiator, boiler cupboard housing the wall mounted gas boiler, double glazed rear window and French doors opening onto the garden.

### First Floor Landing



With a radiator, spiral staircase leading to the top floor and doors to:

**Bedroom 2 15'4" x 8'5" (4.69 x 2.59)**



Generous rear double bedroom with two sets of Juliet style balcony doors overlooking the rear garden and a radiator.

**Bedroom 3 10'11" x 8'7" (3.34 x 2.62)**



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

**Bedroom 4 10'11" x 6'5" (3.35 x 1.97)**



Single fourth bedroom or dressing room. With a radiator and double glazed front window.

**Bathroom 6'5" x 5'6" (1.98 x 1.68)**



Three piece suite comprising bath with a shower attachment and screen, wash hand basin and WC. Heated towel rail, spotlights and an extractor vent.

### **Second Floor Landing**

With a double glazed roof light and door to:

**Master Bedroom 18'6" x 8'8" < 15'3" (5.64 x 2.65 < 4.65)**



Good size master bedroom with two double glazed roof lights. Radiator, part sloping ceiling with spotlights, access to loft space and door to:

### En-Suite Shower Room 6'10" x 5'2" (2.10 x 1.59)



Three piece suite comprising shower, wash hand basin and WC. With a heated towel rail, tiled splashbacks, extractor vent and a part sloping ceiling with spotlights.

### Garden



To the rear of the property there is elevated patio seating area and steps down to the garden. With an artificial grass lawn, decking, fence and wall boundary. Gated access through to the rear parking area.

### Parking



Located to the rear of the property, there is tandem parking for two cars.

### Extra Land



Behind the property and the parking area there is an additional wooded garden area belonging to this property, which leads down to the book.

### Important Information

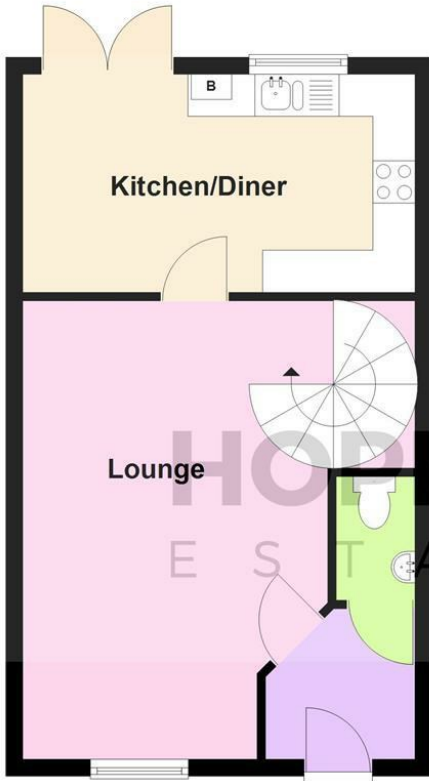
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any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

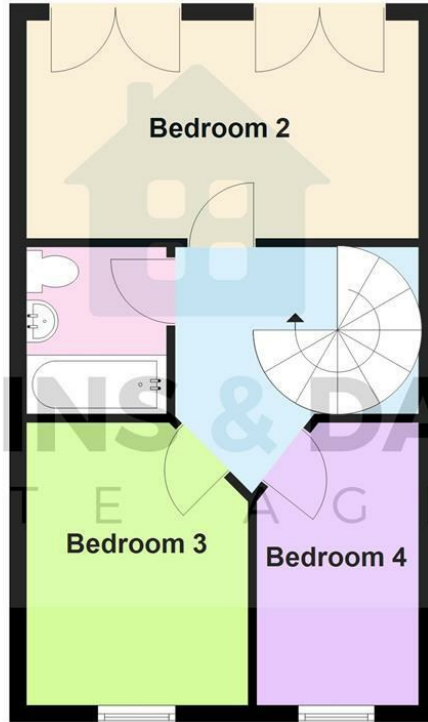
## Ground Floor

Approx. 37.9 sq. metres (407.9 sq. feet)



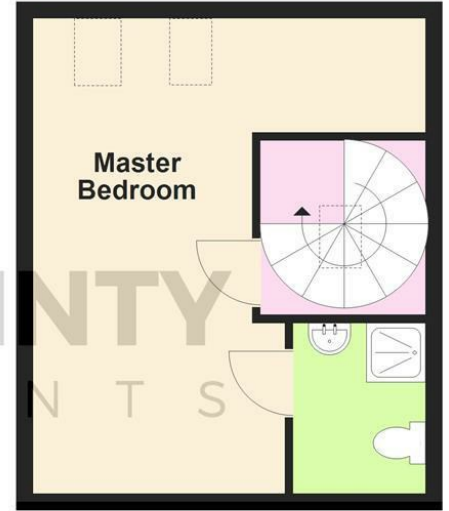
## First Floor

Approx. 37.9 sq. metres (407.9 sq. feet)



## Second Floor

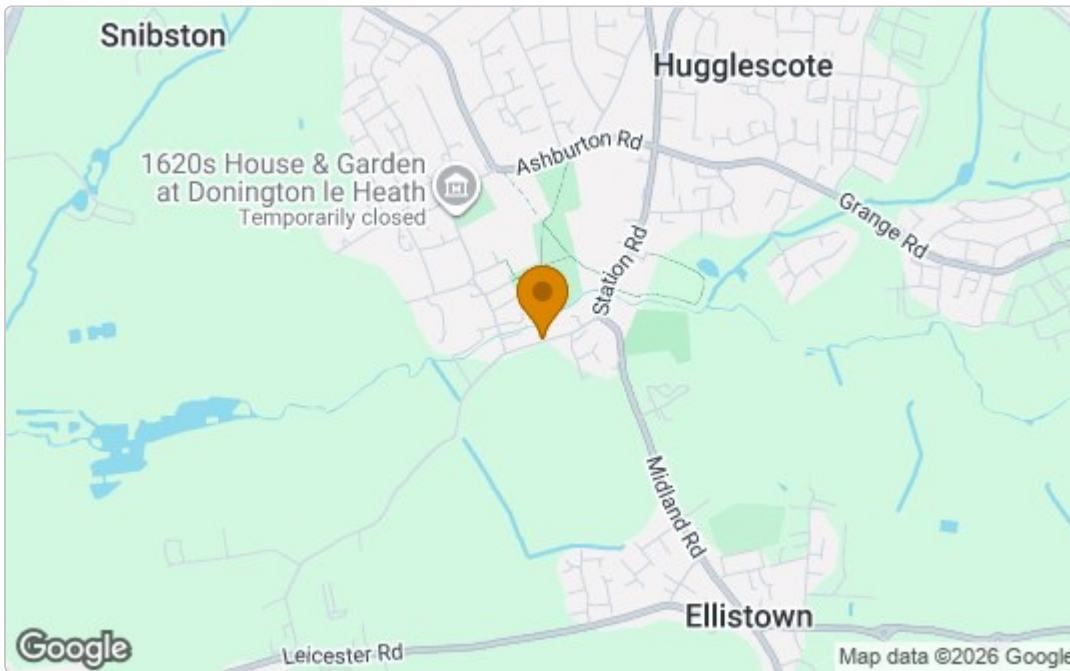
Approx. 26.3 sq. metres (282.7 sq. feet)



Total area: approx. 102.1 sq. metres (1098.6 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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.