



HOPKINS & DAINTY

ESTATE AGENTS



Adam Morris Way, Coalville, LE67 3AU

£239,950

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this well presented, four bedroom end terraced home. Set in a pleasant cul-de-sac overlooking a communal green space, with a nearby GARAGE and parking. The accommodation is arranged over three floors and comprises: entrance hall, a spacious rear lounge/dining room with French doors opening onto the garden. Contemporary kitchen with an integrated oven, hob and dishwasher. There is also a ground floor WC. On the first floor, the landing provides access to three bedrooms (two of which are double and have fitted wardrobes) and the main family bathroom. On the top floor is the master bedroom suite with a fitted wardrobe, dressing area and En-suite shower room.

The property has gas central heating, double glazing, low maintenance rear garden and a nearby garage with parking. 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 leaded light double glazed entrance door. With tiled flooring, a radiator and stairs rising to the first floor. Doors leading off.

Lounge/Diner 17'8" > 13'1" x 15'10" (5.40 > 3.99 x 4.83)



Generous rear lounge/dining room with double glazed French doors and a window opening onto the rear garden. Feature media wall and fireplace, wood flooring, two radiators, ceiling spotlights and an under stairs storage cupboard.

Kitchen 10'2" x 7'11" (3.11 x 2.43)



Fitted range of base and wall units with work surfaces and an inset sink and drainer. There is a built in electric oven, gas hob, hood and dishwasher; along with space for a fridge/freezer and plumbing for a washing machine. Tiled flooring and splashbacks, boiler cupboard housing the wall mounted gas boiler, a radiator and double glazed front window.

Guest WC



Two piece suite comprising WC and wash hand basin. With tiled flooring and splashbacks, a radiator, ceiling spotlights and an extractor vent.

First Floor Landing



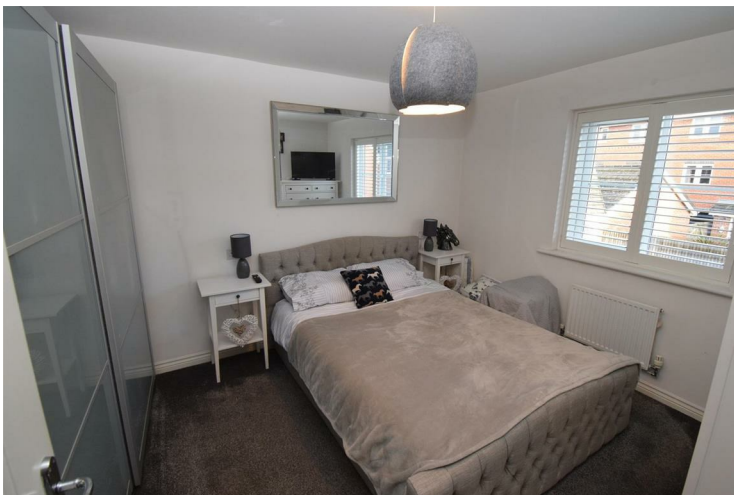
Built in airing cupboard housing the hot water cylinder. A radiator, stairs rising to the top floor and doors leading off.

Bedroom 2 12'8" x 8'11" (3.87 x 2.73)



Measurements do not include the wardrobes. Front double bedroom with fitted wardrobes, a radiator and double glazed window.

Bedroom 3 10'1" x 9'10" (3.09 x 3.02)



Measurements do not include the wardrobes.

Rear double bedroom with fitted wardrobes, a radiator and double glazed window.

Bedroom 4 8'9" x 6'7" (2.69 x 2.02)



Single fourth bedroom with a radiator and double glazed front window.

Bathroom 8'1" x 5'6" (2.47 x 1.70)



Three piece suite comprising bath with a shower attachment, WC and wash hand basin. Tiled splashbacks and flooring, a radiator, extractor vent and double glazed rear window.

Second Floor Landing

With a door to:

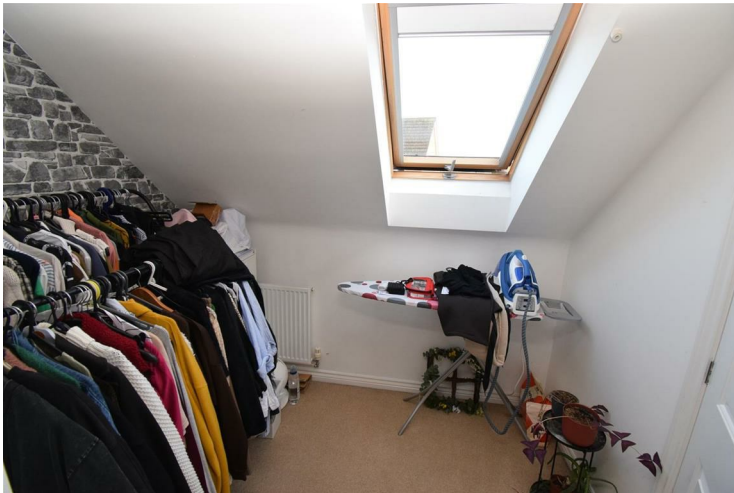
Master Bedroom 15'4" > 13'5" x 13'4" (4.69 > 4.09 x 4.08)



Measurements do not include the wardrobe.

Spacious master bedroom with a built in wardrobe. Two radiators, access to the loft space, a double glazed front window and opening to:

Dressing Area 8'2" x 6'1" (2.50 x 1.86)



With a part sloping ceiling and double glazed roof light. Radiator and door to:

En-Suite Shower Room 9'0" x 6'6" +shower (2.75 x 1.99 +shower)



Three piece suite comprising recessed shower, wash hand basin and WC. With a heated towel rail and a part sloping ceiling with a double glazed roof light.

Front Garden

Rear Garden



Low maintenance enclosed garden with decking and paved patio seating areas. A raised planted border, fencing to the boundary and gated access through the rear parking area.

Garage 16'8" x 8'2" max. (5.10 x 2.50 max.)



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

Located to the rear of the property is a communal parking area with a block of garages, one of which belongs to this property and has parking space in front.

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

Ground Floor



First Floor

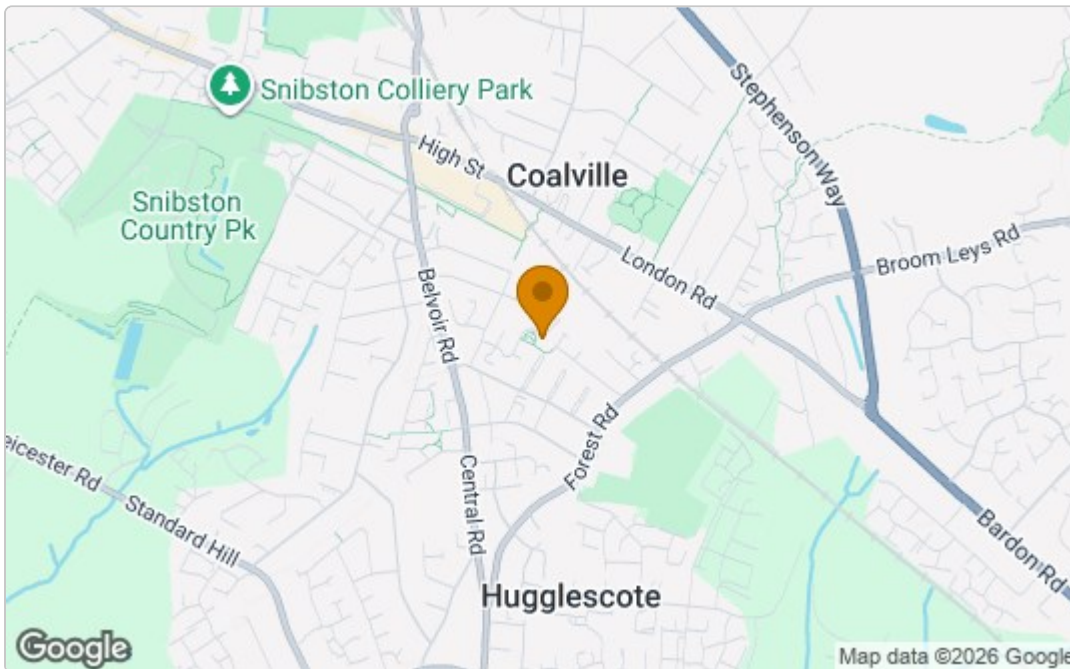


Second Floor

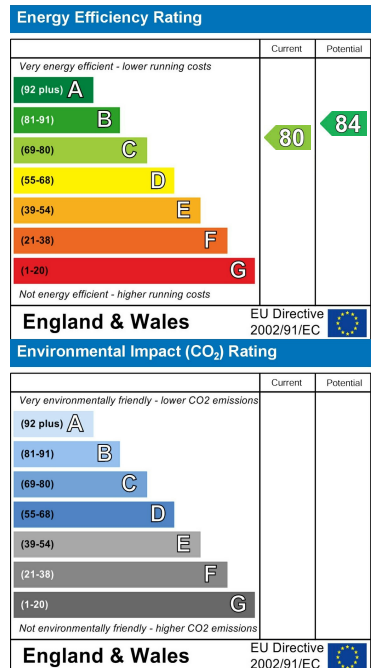


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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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