HOPKINS & DAINTY
ESTATE AGENTS







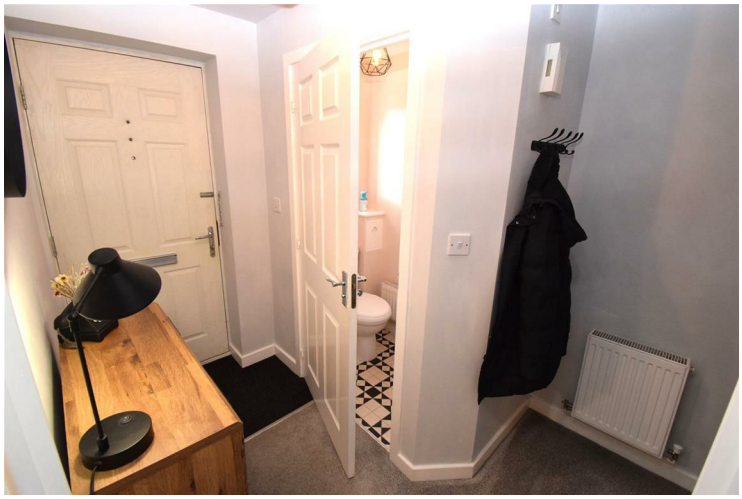


Abbott Drive, Leicester, LE9 4AB

£279,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are delighted to bring to the market this lovely link-detached home. Set on a modern residential cul-de-sac, towards the edge of the village.
Built c.2013 by Persimmon Homes, the accommodation has gas central heating and double glazing and has to offer: Entrance hall, downstairs cloakroom, front lounge and a rear kitchen/diner with French doors opening onto the rear garden. To the first floor there are three bedrooms and a main family bathroom.
Externally, there is an enclosed rear garden and to the side there is driveway parking and a brick GARAGE.
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 front entrance door with a radiator and stairs rising to the first floor.

Lounge 14'1" x 12'0">8'1" (4.30 x 3.66>2.47)



With laminate flooring, a radiator, double glazed front window and door to:

Kitchen/Diner 15'3" x 9'8">8'9" (4.67 x 2.96>2.67)



Stunning kitchen with French doors 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 electric oven, gas hob and hood, along with space for a washing machine, dishwasher, fridge and freezer. Radiator, cupboard housing the wall mounted gas boiler, double glazed rear window and a useful under stairs storage cupboard.

Guest WC

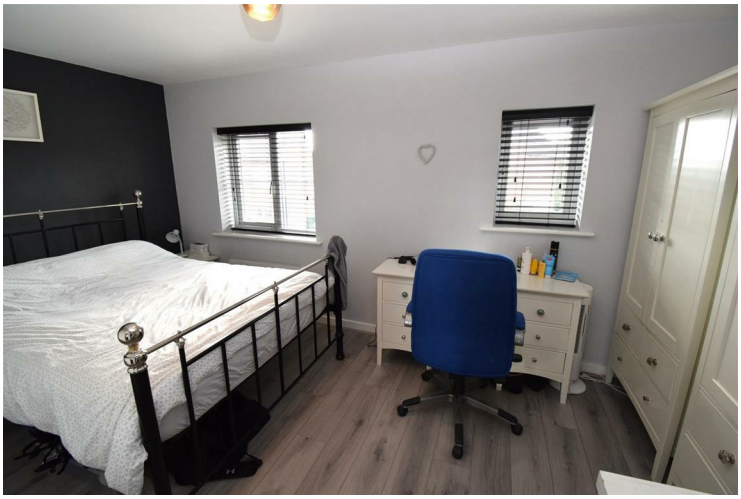


Two piece suite comprising WC and wash hand basin. With a radiator and double glazed front window.

First Floor Landing

With access to the loft space, a built in storage cupboard and doors leading off.

Bedroom 1 15'4" x 8'5" (4.69 x 2.57)



Spacious main bedroom with an over stairs plinth, laminate flooring, a radiator and two double glazed front windows.

Bedroom 2 9'1" x 8'9" (2.79 x 2.68)



Second double bedroom with laminate flooring, a radiator and double glazed rear window.

Bedroom 3 8'9" x 5'10" (2.68 x 1.80)



Single third bedroom with laminate flooring, a radiator and double glazed rear window.

Bathroom 6'3" x 6'1" (1.91 x 1.87)



Three piece suite comprising bath with a shower over and screen; wash hand basin and WC. Tiled splashbacks, an extractor vent, heated towel rail and double glazed side window.

Frontage

Low maintenance paved frontage with slate beds and access to the entrance door.

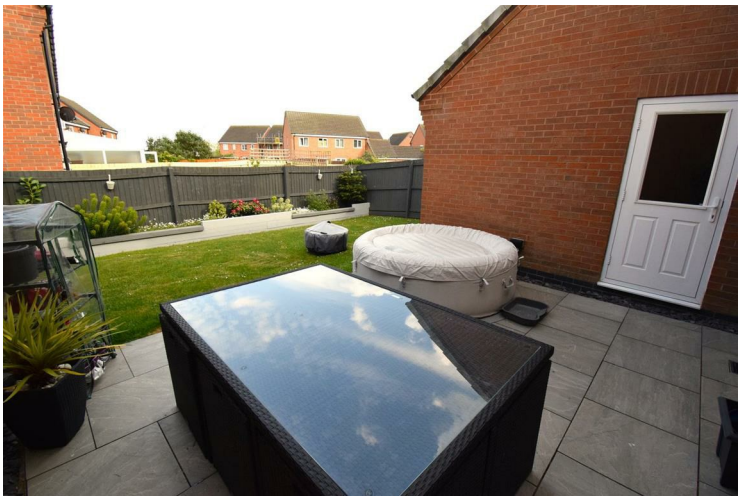
Side Driveway

Providing off road parking and access to the garage.

Garage 19'8" x 9'10" max. (6.00 x 3.00 max.)

With an up and over door. Electric light and power connected, roof storage space and a double glazed door opening to the rear garden.

Rear Garden



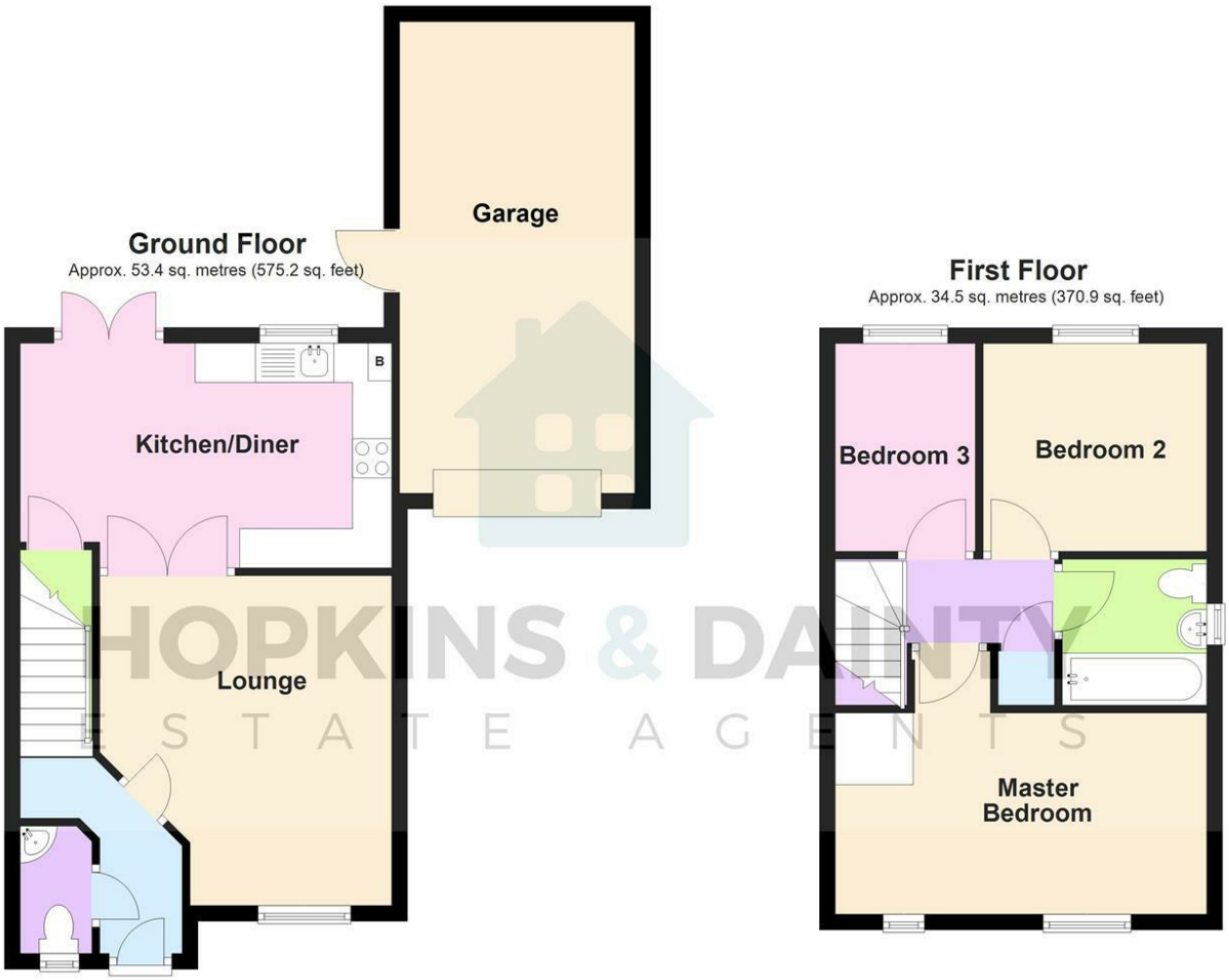
Delightful patio and lawn garden. With an outside tap and power point, raised beds and a fence boundary.

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.

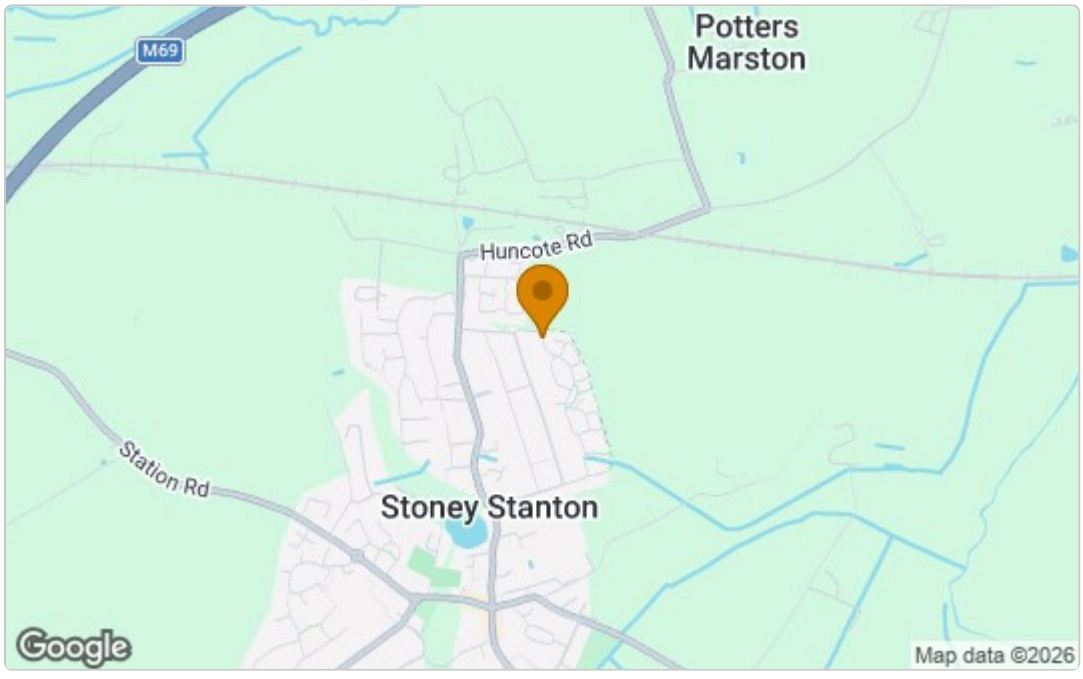
Floor Plan



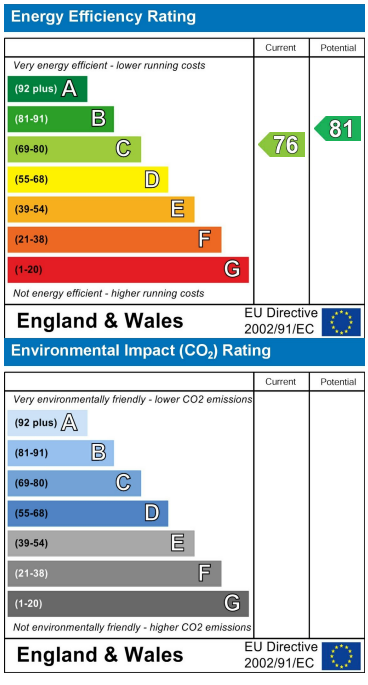
Total area: approx. 87.9 sq. metres (946.1 sq. feet)

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

White Hollows Farm Staunton Lane, Ticknall, Derby, DE73 7GZ
Tel: 0330 113 2271 **Email:** sales@hopkinsanddainty.co.uk www.hopkinsanddainty.co.uk

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