



HOPKINS & DAINTY

ESTATE AGENTS



De Herle Lane, Coalville, LE67 2EE

£260,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this stunning, three bedroom semi detached family home. With EXTENDED ground floor living, a delightful garden, driveway and GARAGE. Set on a modern residential estate with ready to move into accommodation, benefiting from gas central heating, double glazing and ducted air conditioning serving all three bedrooms; along with two ground floor air conditioning units where stated.

The accommodation has to offer: Entrance hall, guest WC; contemporary fitted kitchen which opens to the extended conservatory/dining room. There is also a spacious lounge with a bay window. On the first floor there are three good sized bedrooms (the master having fitted wardrobes and an En-suite shower room) and the family bathroom with an over bath shower. Outside there is an enclosed side lawn and patio garden and a driveway which leads to the brick garage. 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 double glazed entrance door with tiled flooring, a radiator, stairs rising to the first floor with a storage cupboard under and doors leading off.

Kitchen 15'5" x 9'3">8'3" (4.71 x 2.82>2.54)



Fitted with a contemporary range of gloss fronted base and wall units. With a built in oven, hob and hood along with a second oven. There is also space for a dishwasher, washing machine and fridge/freezer. Tiled flooring, ceiling spotlights, double glazed front window and opening to:

Conservatory/Dining Room 13'6" x 8'3" (4.14 x 2.52)



Impressive conservatory style extension with laminate flooring, air conditioning unit, a feature roof lantern, double glazed full height windows overlooking the garden and a sliding patio door to the rear.

Lounge 15'5" x 11'5" (4.70 x 3.48)



Spacious lounge with laminate flooring, a double glazed box window with a fitted seat, radiator, double glazed front window and an air conditioning unit.

Guest WC



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

First Floor Landing



Fitted over stairs storage cupboard, access to the loft space, ceiling spotlights and doors leading off.

Master Bedroom 9'3" x 8'11" (2.83 x 2.72)



With built in floor to ceiling wardrobes, a radiator, ceiling

spotlights, double glazed window overlooking the garden and a door to the En-Suite.

Please note the air conditioning unit in this room is not included in the sale and will be removed prior to completion.

En-Suite Shower Room 8'6" x 6'3" > 4'1" (2.60 x 1.93 > 1.26)



Three piece suite comprising shower, wash hand basin and WC. With tiled flooring and splashbacks, a heated towel rail, ceiling spotlights, an extractor vent and a double glazed front window.

Bedroom 2 11'1" x 8'2" > 6'4" (3.40 x 2.50 > 1.94)



Second double bedroom with a radiator, ceiling spotlights and double glazed front and side windows.

Bedroom 3 11'5" x 6'11">5'3" (3.50 x 2.11>1.62)



Third bedroom with a radiator, ceiling spotlights and a double glazed side window.

Bathroom 7'5" x 6'4" (2.27 x 1.94)



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

Frontage



To the front of the property there is a border garden with access to the entrance door. Outside tap and a power point.

Garden



Delightful enclosed rear lawn and patio garden. With an outside power point, fence and hedge boundary and gated access to the rear driveway.

Driveway



Providing off road parking and access to the garage and rear garden.

Garage

Service Charge

We understand that this property is subject to an annual service 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

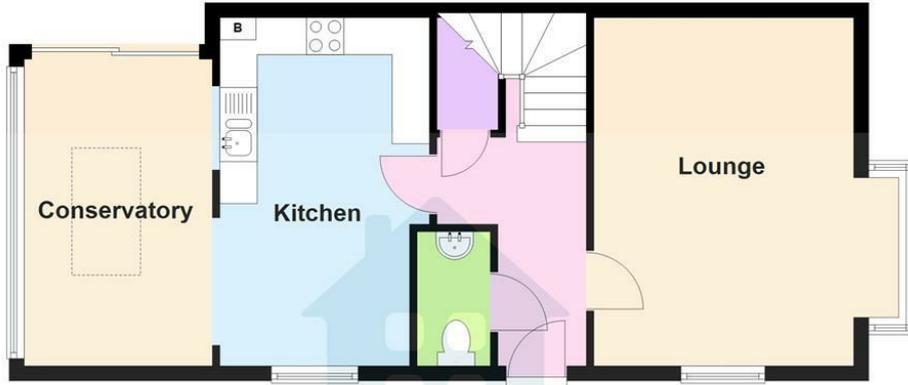
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any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

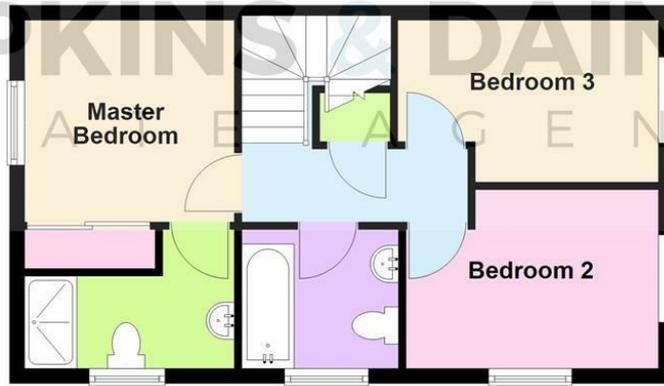
Ground Floor

Approx. 51.3 sq. metres (552.1 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.3 sq. feet)



Total area: approx. 91.2 sq. metres (981.5 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) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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.