



# HOPKINS & DAINTY

ESTATE AGENTS



## Church Lane, Coalville, LE67 5DL

**£750,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this stunning detached family residence. Standing on a lovely secluded plot of approximately 2.5 acres, including a 1 acre grass field and an established 1 acre woodland with attractive ponds and mature trees. This individual home was built circa year 2000 and provides around 3,000 square feet of versatile living accommodation. Ideal for those requiring more of a "small holding" property. Approached via a gated driveway, leading onto a block paved frontage. To the side there is a further gravel parking area with a separate gated access off Church Lane; which in turn provides access through to the field. With an outbuilding/shed, hedge boundary and access to the Woodland at the end of the field. The beautifully appointed accommodation is accessed via a large hallway with 2/3 reception rooms, a stunning kitchen/breakfast room, Guest WC and boot room. On the first floor, there are four double bedrooms and two bathrooms. A further staircase leads to the top floor loft space, which is also a good size.

The property has gas central heating and double glazing, ample front parking 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.

### The Accommodation

The accommodation is accessed via welcoming entrance hallway with a stunning open gallery landing. Providing access to all to the major rooms including the stunning farmhouse style kitchen; which in turn leads through to the rear conservatory/dining room with views over the patio and field beyond. The lounge is a particularly good size has a feature fireplace and French doors to the rear. There is an additional sitting room or potential fifth bedroom along with cloakroom, guest WC, boot room and access to the garage.

On the first floor, the gallery landing provides access to four double bedrooms, three of which have fitted wardrobes and drawers. The large master bedroom has a separate dressing area with fitted wardrobes and a stylish En-Suite shower room. The main bathroom has a luxury four piece suite including an oval bath and separate shower.

On the top floor there is a good size loft space split into three parts, with one room used a fifth bedroom by the current owners.

### Reception Hallway 21'3" x 10'0" (6.49 x 3.05)



Accessed via a double glazed entrance door with side panels. Having an attractive oak staircase rising to the first floor, tiled flooring, two radiators, ceiling spotlights, coving, a dado rail and two built in storage cupboards. Doors leading off.

### Kitchen/Breakfast Room 20'8" x 13'9">12'3" (6.30 x 4.21>3.74)



Stunning farmhouse style kitchen with a range of base and wall units. With glazed display cabinets, wooden worktops with two inset sinks (one with a Quooker hot water tap). There is a feature inglenook with housing for a Range style cooker, an integrated dishwasher, washing machine and tumble dryer, along with housing for a fridge/freezer. A designer radiator, coving to the ceiling with spotlights, double glazed side and rear windows and double doors opening to:

### Conservatory/Dining Room 16'10" x 10'9" max. (5.15 x 3.30 max.)



Spacious rear conservatory with a solid roof, overlooking the patio and field. With two radiators, laminate flooring and double glazed windows and doors opening onto the patio terrace.

**Lounge 22'3" x 13'9" < 15'8" (6.80 x 4.21 < 4.80)**



Generous main sitting room with a feature fireplace and coal effect gas fire. An exposed wooden beam, three radiators, decorative coving to the ceiling with spotlights; double glazed windows to three elevations and French doors with side panels opening onto the patio.

**Sitting Room/Potential Bedroom 5 13'11" x 12'11" (4.25 x 3.95)**



Useful second sitting room or a potential ground floor bedroom. With double glazed front and side windows, a radiator, coving to the ceiling with a ceiling rose and laminate flooring.

Please note there is a lift providing access to the bedroom above.

**Cloak Room 7'9" x 3'7" (2.37 x 1.11)**



Providing storage space with tiled flooring, coving and spotlights. Door to:

**Guest WC 7'9" x 5'9" (2.37 x 1.76)**



Two piece suite comprising vanity wash hand basin and WC. With a designer radiator/towel rail, coving to the ceiling with spotlights, an extractor vent and double glazed side window.

**Boot Room 9'10" x 7'10" (3.00 x 2.39)**

Originally part of the garage, now a useful boot room with the wall mounted boiler, side access door and a door to the remaining part of the garage.

**Garage 9'10" x 9'10" max. (3.01 x 3.00 max.)**

The front part of the garage provides a useful storage space, with a front access door.

### Gallery Landing



Beautiful gallery landing with a double glazed front window and two built in storage cupboards (one with the hot water cylinder). Radiator, dado rail, coving to the ceiling and a door to the stairs rising to the loft space. Doors leading off.

### Master Bedroom 13'10" x 13'9" (4.24 x 4.21)



Generous rear master bedroom with double glazed side and rear windows. A radiator, coving to the ceiling and opening to:

### Dressing Area 10'0" x 4'9" (3.05 x 1.45)



Measurements include the wardrobes. Fitted with a range of floor to ceiling wardrobes, with spotlights and coving. Opening to:

### En-Suite Shower Room 9'10" x 6'0" (3.00 x 1.84)



Stylish three piece suite comprising walk in shower, vanity wash hand basin and WC. With coving to the ceiling, tiled splash backs and flooring, a designer radiator, ceiling spotlights, an extractor vent and a double glazed rear window.

**Bedroom 2 16'4" x 10'0" > 7'1" (5.00 x 3.05 > 2.18)**



Measurements include the wardrobes etc.  
Large second bedroom with a range of fitted wardrobes; radiator, coving and double glazed front and side windows.

**Bedroom 3 13'10" x 8'11" (4.24 x 2.72)**



Measurements include the wardrobes etc.  
Dual aspect double bedroom with a range of fitted wardrobes and drawer units. With a radiator, coving to the ceiling with a ceiling rose and double glazed front and side windows. A fitted lift provides access to the room below.

**Bedroom 4 14'6" x 10'1" (4.44 x 3.09)**



Measurements include the wardrobes etc.  
Fourth double bedroom with fitted furniture including wardrobes, drawers and a dressing table. Radiator, ceiling rose, coving and double glazed side and rear windows.

**Bath/Shower Room 10'3" x 7'8" (3.13 x 2.35)**



Luxury bathroom with a four piece suite comprising a feature oval bath with a mixer tap stand tap. Separate shower, vanity wash hand basing with cupboards and a WC. Attractive tiled flooring, a designer radiator, ceiling spotlights, coving an extractor vent and a double glazed side window.

### Top Floor Landing



With a double glazed side window and Velux roof light. Access to the eaves storage space and a passageway with further eaves storage, a radiator, Velux roof light and a door to:

### Loft Room 13'8" x 13'5" (4.19 x 4.11)



Generous loft room which has been used as a fifth bedroom for a number of years. With a radiator, two Velux roof lights and eaves storage cupboards.

### Front/Driveway

Accessed by a gated block paved driveway. Providing off road parking, access to the garage and entrance door with an open porch.

### Side Parking Area



The driveway continues through to a side gravel parking area, with further gated access off Church Lane and a double five bar wooden gate leading to the grass paddock.

### Rear Patio Terrace



To the rear of the property there is beautiful terraced patio. Providing a lovely outdoor seating area, ideal for families and entertaining. Overlooking the field and woodland beyond.

## Paddock/Field



Approximately 1 acre in size, with outbuildings (light and power connected), hedging to the boundary and gates access through to the Woodland.

## Woodland



Established woodland, approximately 1 acre in size. With a variety of mature trees including fruit trees and two balancing ponds.

## Agents Note

Due to the plot size, the property sale is subject to development uplift clause; for a period of 25 years (and binding on successors in title). This is for 20% of any uplift in value, in relation to planning consent being granted for the construction of additional dwellings on the land. Payable to the current owners.

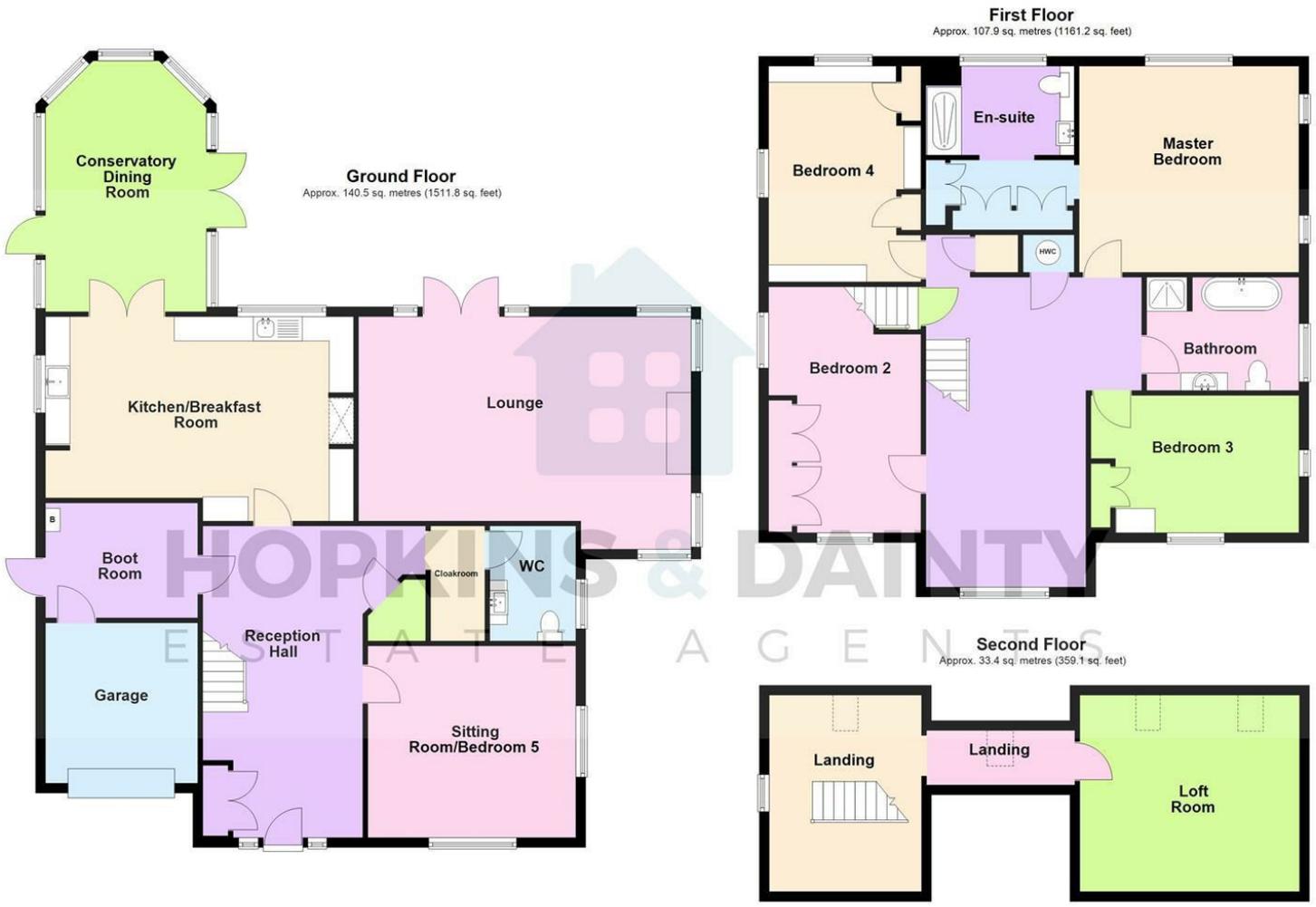
## Easements And Wayleaves

The land is sold subject to and with the benefit of all easements, wayleaves that may exist at the time of the sale, whether disclosed or not.

## Important Information

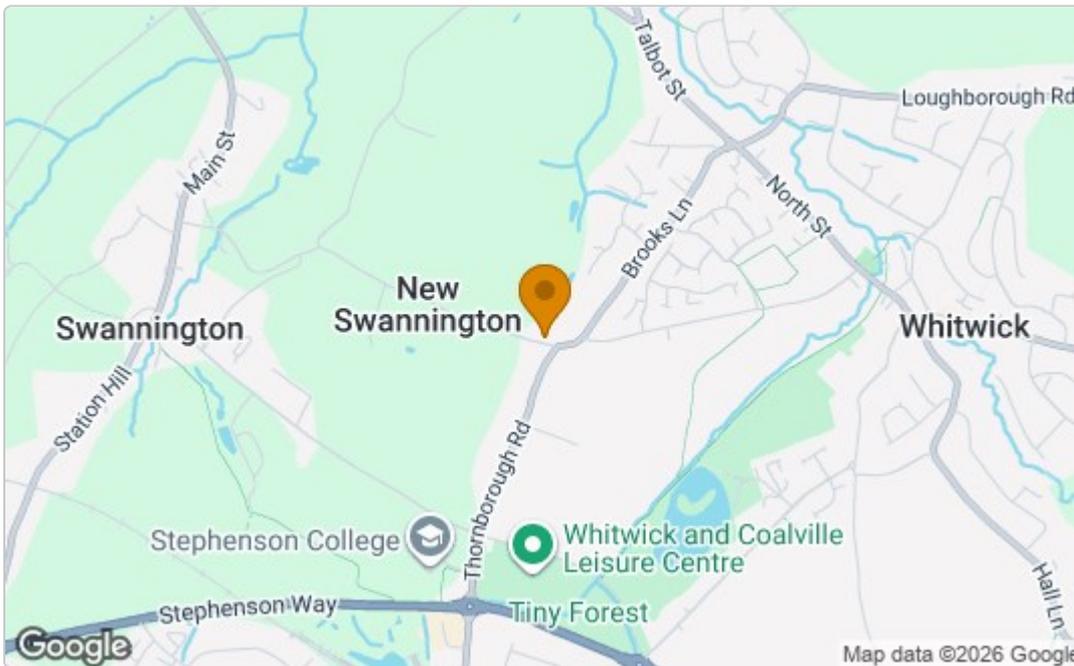
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any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

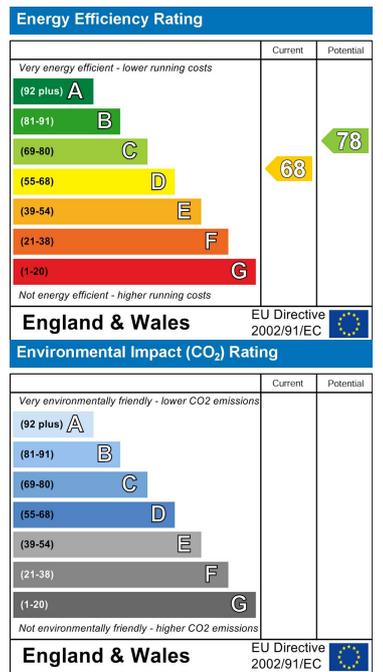


Total area: approx. 281.7 sq. metres (3032.1 sq. feet)  
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 Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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