



# HOPKINS & DAINTY

ESTATE AGENTS



## Hackett Close, Ashby-De-La-Zouch, LE65 2HP

**£215,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this lovely home, set in a small cul-de-sac close to the town centre.

The accommodation comprises: entrance hallway, front kitchen with a range of integrated appliances and a rear lounge/dining room with French doors opening onto the garden. On the first floor, there are two bedrooms and a stylish bathroom with a three piece suite.

The property has gas central heating and double glazing. Externally, there is a delightful enclosed rear garden along with front and side driveway 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 stairs rising to the first floor, a radiator and access to:

## Lounge/Diner 13'0" > 11'8" x 11'11" (3.97 > 3.56 x 3.65)



Spanning the full width of the property with double glazed French doors opening onto the garden. A radiator and under stairs storage cupboard.

## Kitchen 10'0" x 5'11" (3.07 x 1.81)



Fitted range of gloss fronted base and wall units with

worktops. Inset sink and drainer with a mixer tap and decorative tiled splashbacks. There is a built in electric oven, hob and hood along with an integrated dishwasher and fridge/freezer. Space and plumbing for a washing machine. Tiled flooring, wall mounted combination boiler and a double glazed front window.

## First Floor Landing



Over stairs storage cupboard, double glazed side window and doors leading off.

## Bedroom 1 11'10" x 9'10" > 8'6" (3.63 x 3.00 > 2.60)



Rear double bedroom with a radiator and double glazed window.

### Bedroom 2 11'11" x 6'7">5'11" (3.65 x 2.03>1.82)



Front bedroom with a radiator, double glazed window and access to the loft space.

### Bathroom 6'4" x 5'8" (1.95 x 1.73)



Stylish three piece suite comprising bath with a shower attachment, further shower over and a fitted screen; wash hand basin and WC. Tiled walls and flooring, a heated towel, ceiling spotlights and an extractor vent.

### Front/Side Driveway

There is driveway parking to the front and side of the property. Access to the entrance door with a storm canopy over and gated access to the rear garden.

### Rear Garden



Delightful enclosed rear lawn and patio garden, with fencing to the boundary and planted borders.

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

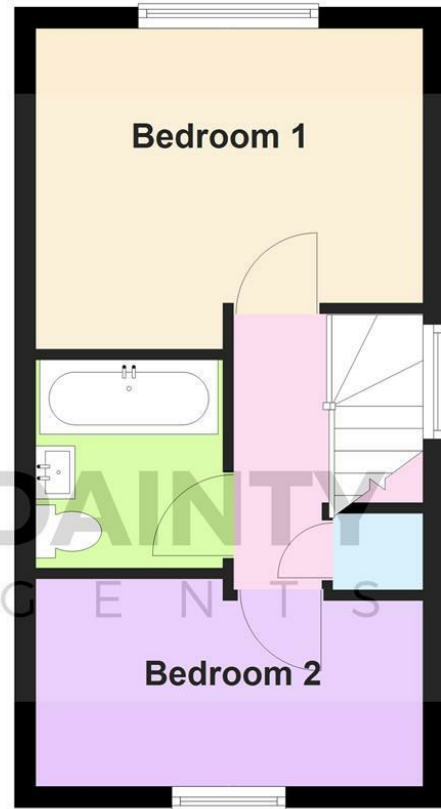
### Ground Floor

Approx. 26.1 sq. metres (280.5 sq. feet)



### First Floor

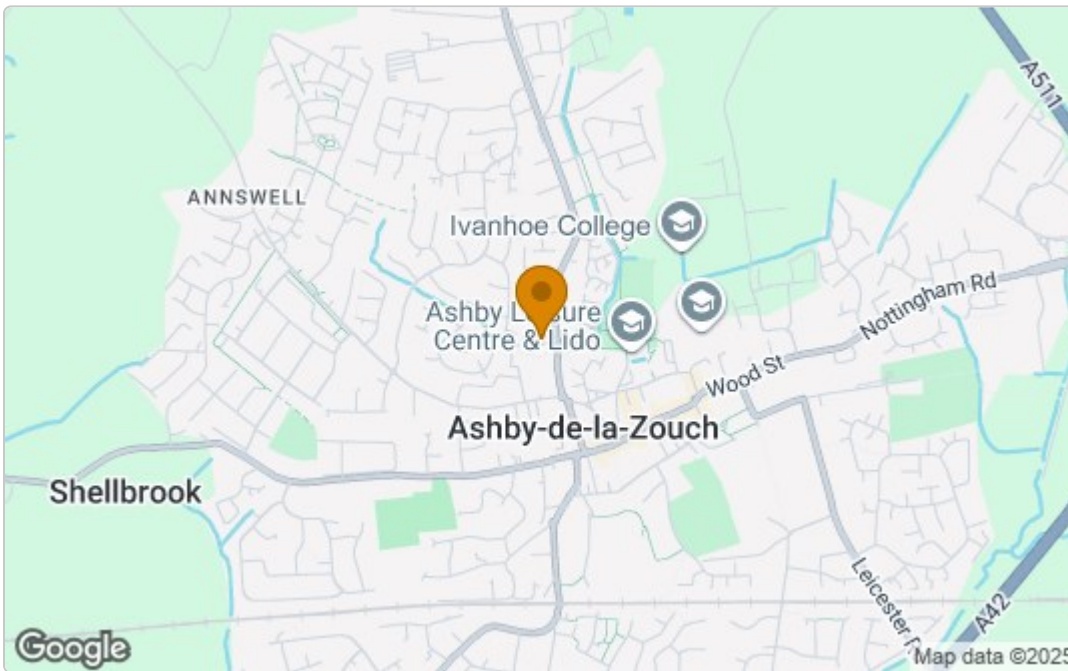
Approx. 26.1 sq. metres (280.5 sq. feet)



Total area: approx. 52.1 sq. metres (561.0 sq. feet)

COPYRIGHT OF HOPKINS & DAINTY ESTATE AGENTS  
Plan produced using PlanUp.

### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		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.