



HOPKINS & DAINTY

ESTATE AGENTS



Harker Drive, Coalville, LE67 4GG

£225,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this three bedroom detached home, standing on a corner plot with a rear driveway and GARAGE.

The accommodation comprises :- entrance hallway with a guest WC; kitchen/diner, lounge and sitting room. On the first floor there are three bedrooms, the main bedroom has fitted wardrobes and an En-Suite shower room and the main family bathroom has a three piece suite. The property also has gas central heating and double glazing, along with a delightful rear garden.

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 double glazed window, radiator, coving to the ceiling, stairs rising to the first floor and doors leading off.

Kitchen/Diner 16'0" > 13'2" x 8'11" (4.89 > 4.02 x 2.74)



Fitted range of base and wall units with worktops and an inset sink and drainer. There is a built in electric oven, gas hob and hood, along with an integrated dishwasher, fridge and freezer. Radiator, coving to the ceiling, double glazed rear window and side access door. Wall mounted gas boiler.

Lounge 12'5" x 10'2" (+bay) (3.80 x 3.10 (+bay))



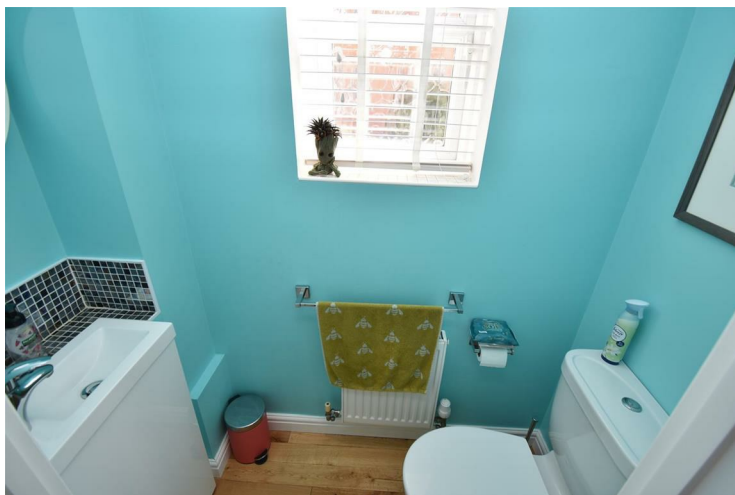
Bay fronted lounge with a radiator, coving to the ceiling and double glazed front bay window. Opening to:

Sitting Room 10'1" x 9'2" (3.09 x 2.81)



Rear sitting room with double glazed French doors and side panels opening onto the rear garden and a radiator.

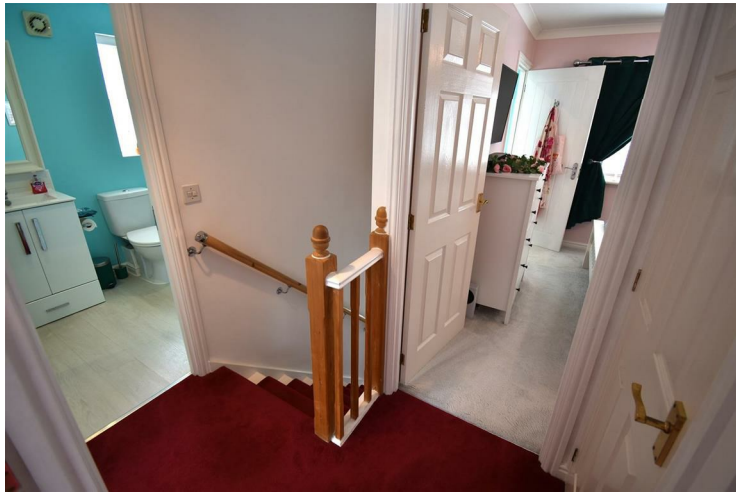
Guest WC



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

double glazed side window.

First Floor Landing



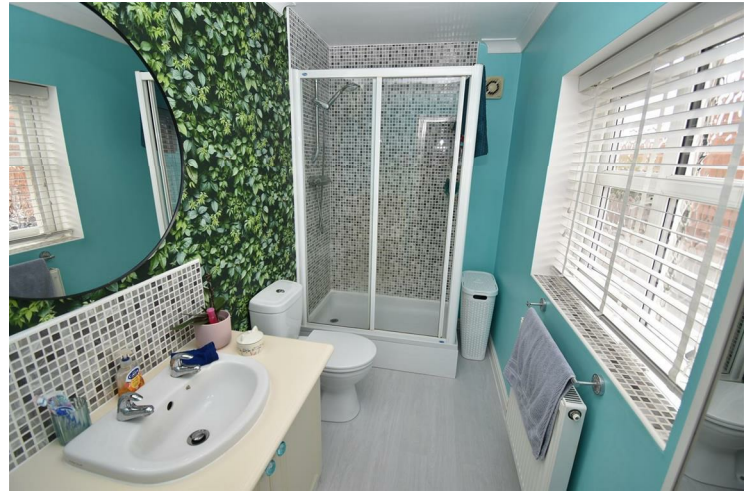
With an airing cupboard housing the hot water cylinder. Access to the loft space and coving to the ceiling.

Master Bedroom 10'4" x 10'2" +wardrboes (3.15 x 3.12 +wardrboes)



Front double bedroom with a radiator, coving, fitted wardrobes, double glazed window and door to:

En-Suite Shower Room 9'0" x 4'11" (2.76 x 1.51)



Three piece suite comprising shower, wash hand basin and WC. Radiator, tiled splashbacks, coving, spotlights, an extractor vent and a double glazed front window.

Bedroom 2 10'3" x 8'8">7'2" (3.13 x 2.65>2.19)



Rear double bedroom with a radiator, coving and double glazed rear window.

Bedroom 3 9'1" x 7'2" (2.78 x 2.19)



Third bedroom with a radiator, double glazed rear window

and coving to the ceiling.

Bathroom 8'6" x 5'10" (2.61 x 1.78)



Three piece suite comprising bath with a shower attachment, wash hand basin and WC. Radiator, coving to the ceiling, spotlights and a double glazed side window.

Rear Garden



To the rear of the property there is a pleasant lawn garden with a patio seating area and a path/door leading to the garage.

Rear Driveway

To the rear property there is a brick garage with driveway parking in front.

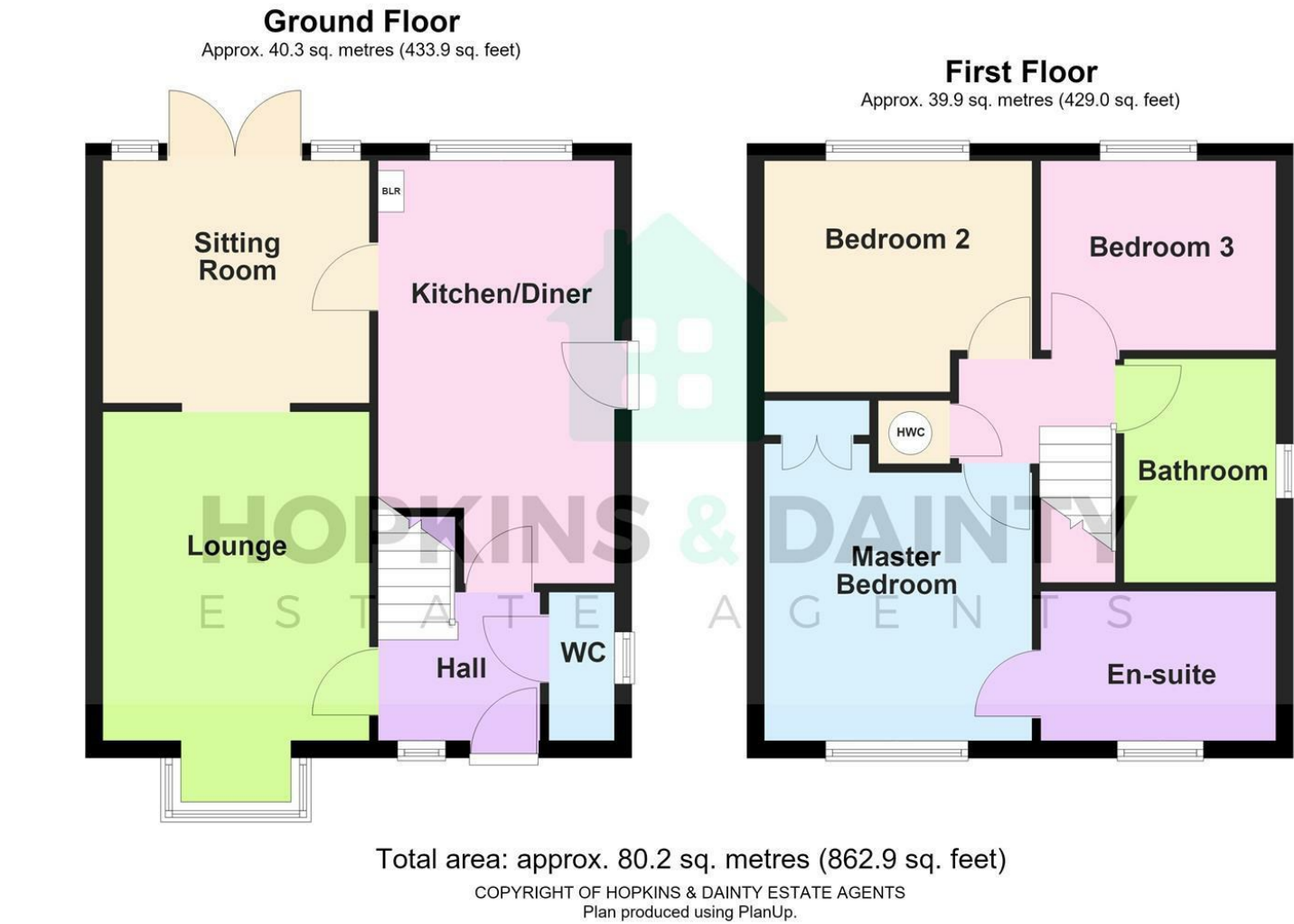
Garage 18'4" x 8'6" max. (5.60 x 2.60 max.)



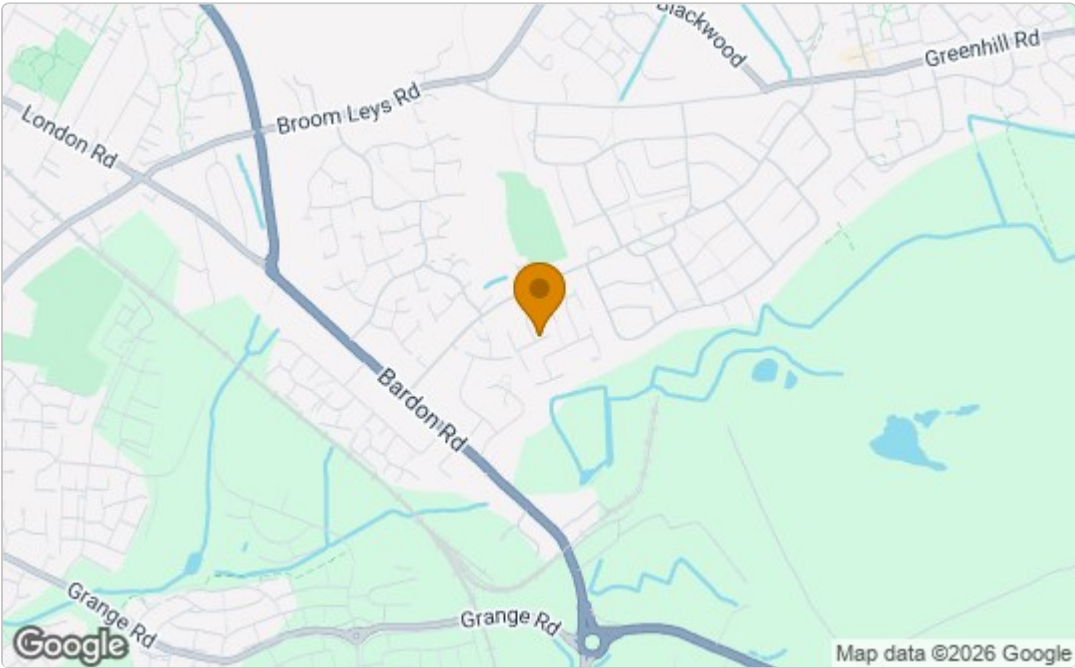
Electric light and power, roof storage space and an access door to the rear garden.

Important Information

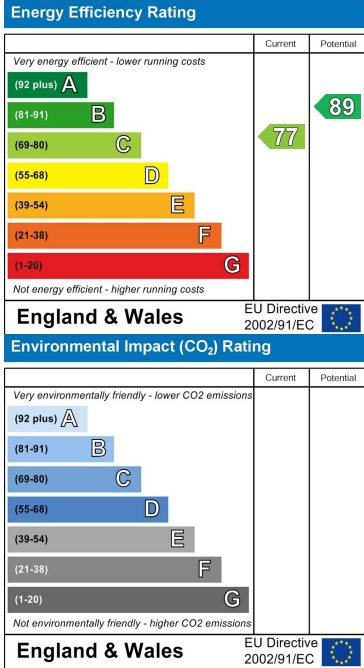
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Area Map



Energy Efficiency Graph



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