



HOPKINS & DAINTY

ESTATE AGENTS



Raunstone Close, Coalville, LE67 2DN

£265,000

OPEN 7 DAYS A WEEK HOPKINS & DAINTY of TICKNALL are pleased to offer this stunning three bedroom home in this popular village setting. Built in 2015 by Cameron homes, set in a small residential cul-de-sac, with a delightful rear garden and beautifully presented accommodation throughout. Comprising: entrance hallway, stylish fitted kitchen with a range of integrated appliances; a guest WC and a spacious rear lounge/dining room with French doors opening onto the garden.

On the first floor, the landing provides access to all three bedrooms, the master having built in wardrobes and an En-suite shower room. There are also fitted wardrobes in the third bedroom. The main family bathroom has a three piece suite including an over bath shower.

The property has gas central heating off a combination boiler, double glazing, side driveway parking and an impressive rear lawn and patio 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 Hallway

Accessed via a double glazed entrance door. With tiled flooring, a radiator, open access leading off and a door to the Guest Wc.

Kitchen 9'9" x 7'6" (2.98 x 2.31)



Fitted range of contemporary base and wall units. Worktops with an inset ceramic one and a quarter sink and drainer with a mixer tap and decorative tiled splashbacks. There is an integrated double oven electric oven, gas hob and hood; along with a built in fridge, freezer, dishwasher and washing machine, which are all included in the sale.

Tiled flooring, ceiling spotlights, double glazed front window and a boiler cupboard housing the wall mounted gas boiler.

Lounge/Diner 18'6">10'4" x 14'4">10'10" (5.65>3.16 x 4.37>3.11)



Spacious lounge/dining room with French doors opening onto the rear garden. Understairs storage cupboard, a radiator and double glazed rear window.

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



With a radiator, access to the loft space (which is part boarded with lighting) and doors leading off.

Master Bedroom 11'1">10'2" x 9'0" (3.39>3.10 x 2.75)



Measurements do not include the wardrobes.

Front master bedroom with built in floor to ceiling wardrobes, a radiator and double glazed window. Door to:

En-Suite Shower Room



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

Bedroom 2 10'7" x 6'8" (3.24 x 2.05)



Rear double bedroom with a radiator and double glazed window.

Bedroom 3 7'3" x 7'11">7'2" (2.23 x 2.42>2.19)



Measurements do not include the wardrobes.

Third bedroom with a radiator, built in wardrobes and double glazed rear window.

Bathroom 6'8" x 6'7" (2.04 x 2.02)



Three piece suite comprising bath with a shower attachment, wash hand basin and WC. Tiled splashbacks and flooring, a heated towel rail, spotlights and an extractor vent.

Driveway Parking

There is a side driveway providing off road parking and gated access to the rear garden.

Rear Garden



Delightful lawn and patio garden with a South Westerly aspect. Planted borders, a path to the covered decked seating area and fencing to the boundary.

Service Charge

We understand that this property is subject to an annual estate maintenance charge in the region of £190.00. 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. 38.2 sq. metres (411.3 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.3 sq. feet)



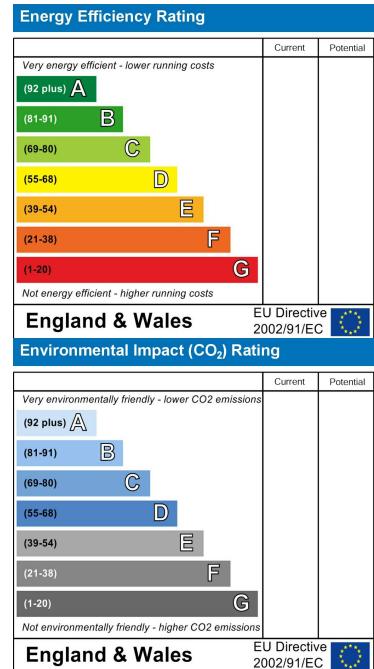
Total area: approx. 76.4 sq. metres (822.5 sq. feet)

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