



HOPKINS & DAINTY

ESTATE AGENTS



Guscott Road, Coalville, LE67 4EG

£375,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this beautifully presented family home. Set in a residential cul-de-sac offering versatile living accommodation which has been upgraded by the current owners. The main focal point being a large 26' kitchen/dining/sitting room with bi-fold doors opening onto the garden. The kitchen is fitted with contemporary units and a range of integrated appliances. There is also a main lounge with a feature fireplace and the garage has been converted to provide a utility room and additional reception room/study. Completing the ground floor is the entrance hallway and a guest WC. On the first floor there are five bedrooms (two of which have an En-Suite) along with the separate family bathroom.

The property has gas central heating and double glazing. Front driveway parking and a low maintenance rear garden with a summerhouse/games room.

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 leaded light double glazed entrance door. With a radiator, coving to the ceiling, stairs rising to the first floor with storage cupboard under and doors leading off.

Guest WC



Two piece suite comprising WC and wash hand basin. With a heated towel rail, tiled splashbacks and a double glazed front window.

Lounge 17'5" x 10'11" (5.31 x 3.33)



Good sized family sitting room. With a radiator, coving to the ceiling, a feature fireplace and a double glazed front window.

Kitchen/Diner 26'7" x 14'6" > 12'3" (8.12 x 4.43 > 3.75)



Stunning kitchen dining room spanning the full width of the property with feature bi-fold doors opening onto the garden. The kitchen is fitted with a contemporary range of units and including a matching central island with a breakfast bar. There is a built in double oven, microwave, induction hob and an inset sink and drainer. Ceiling spotlights, two radiators and a double glazed rear window. Door to:

Utility Room 7'11" x 7'10" (2.42 x 2.41)

With fitted storage cupboards, a worktop, plumbing for a washing machine and space for a tumble dryer. Radiator, ceiling spotlights, boiler cupboard housing the wall mounted gas boiler and a leaded light double glazed side access door. Door to:

Study 8'11" x 7'10" (2.74 x 2.41)



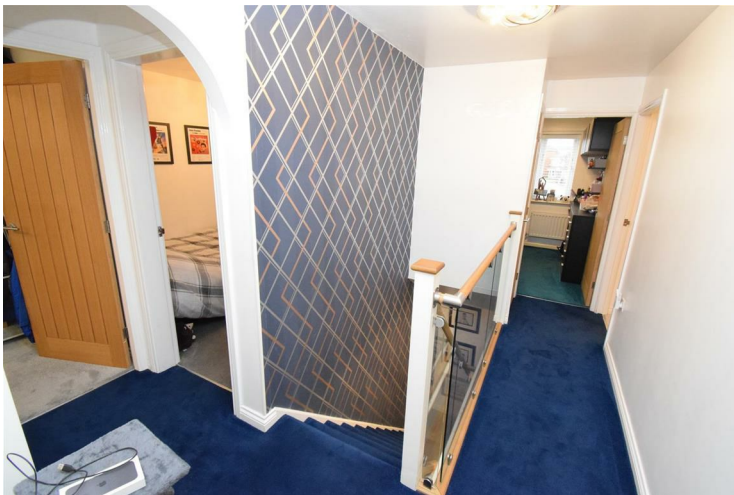
With a radiator, ceiling spotlights and a double glazed front window.

Master Bedroom 12'0" x 10'11" (3.66 x 3.35)



Front master bedroom with a radiator, two double glazed windows and a door to:

First Floor Landing



With an over stairs airing cupboard housing the hot water cylinder; a radiator and access to the loft space, which is part boarded with lighting and accessed via a pull down ladder.

En-Suite Bathroom 6'8" x 6'1" (2.05 x 1.87)



Three piece suite comprising bath with a shower over and screen; wash hand basin and WC. Heated towel rail, tiled flooring and splashbacks, ceiling spotlights and an extractor vent.

Bedroom 2 11'5" x 10'7" (3.50 x 3.23)



Rear double bedroom with a radiator, double glazed window and door to:

En-Suite Shower Room 6'6" x 4'11" (2.00 x 1.50)



Three piece suite comprising shower, wash hand basin and WC. With tiled walls and flooring, ceiling spotlights, an extractor vent and radiator.

Bedroom 3 12'11" x 8'7" > 7'11" (3.96 x 2.62 > 2.43)



With a radiator and double glazed front window.

Bedroom 4 11'5" > 8'2" x 8'8" > 5'1" (3.49 > 2.51 x 2.66 > 1.55)



L-shaped room with a radiator and double glazed rear window.

Bedroom 5/Dressing Room 8'9" x 6'5" (2.69 x 1.98)



Fifth bedroom (or dressing room as currently used) with a radiator and double glazed front window.

Family Bathroom 7'3" x 6'0" (2.23 x 1.84)



Three piece suite comprising bath, wash hand basin and WC. Tiled splashbacks and flooring with electric underfloor

heating. Ceiling spotlights, extractor vent and a double glazed rear window.

Front/Driveway

At the front of the property there is driveway parking, access to the entrance door and a lawn garden.

Rear Garden



Enclosed rear lawn and patio garden with a lovely summer house.

Summer House/Games Room 15'5" x 13'3" (4.70 x 4.05)



Versatile outdoor room with electric light and power connected.

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

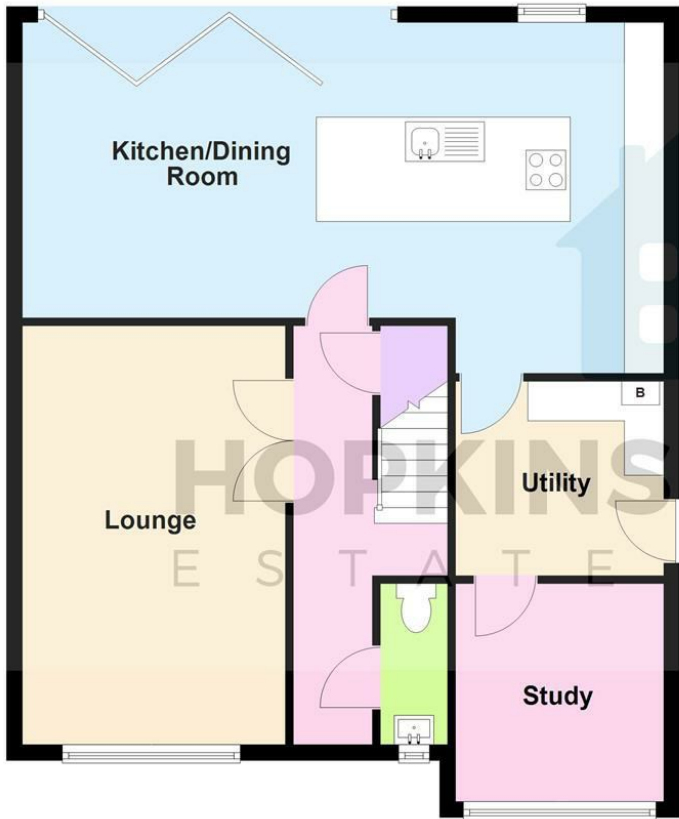
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you,

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.

Floor Plan

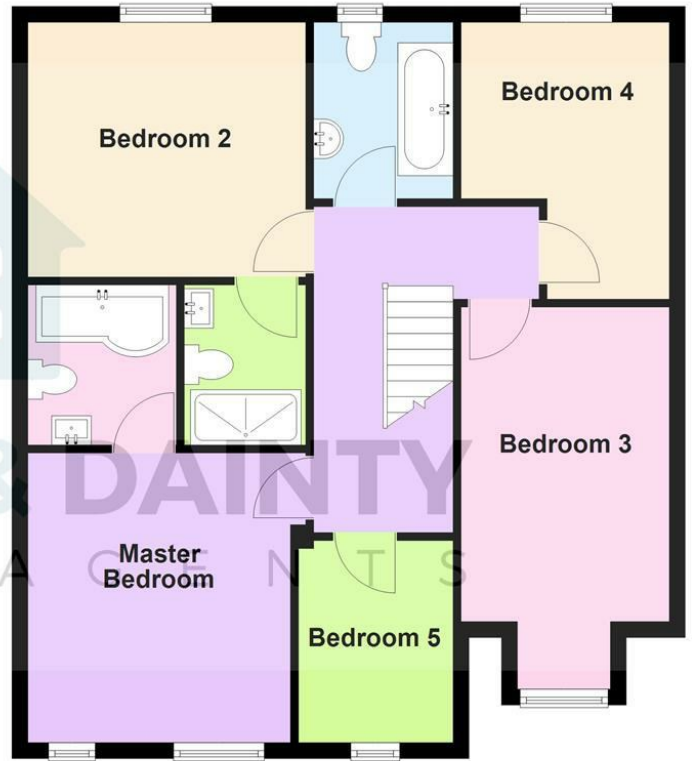
Ground Floor

Approx. 76.1 sq. metres (818.9 sq. feet)



First Floor

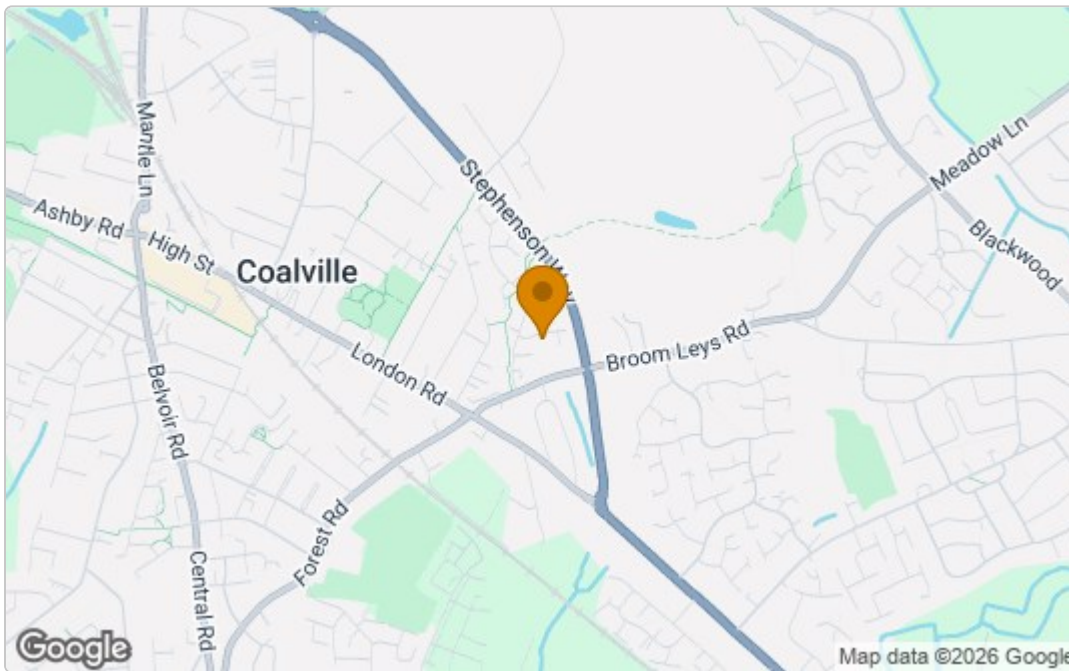
Approx. 70.8 sq. metres (762.2 sq. feet)



Total area: approx. 146.9 sq. metres (1581.0 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	81
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.