



# HOPKINS & DAINTY

ESTATE AGENTS



**Low Street, Coalville, LE67 2EZ**

**£270,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this lovely modern home on the on the Popular HASTINGS PARK development in Hugglescote. Built by Davidsons Homes in 2023 to their HUTTON specification.

Set at the end of a cul-de-sac with driveway parking and a pleasant rear garden. The well appointed living accommodation comprises: entrance hall, spacious lounge with French doors onto rear garden, 17' kitchen/diner with integrated appliances and a guest WC. On the first floor the open landing provides access to three bedrooms and the main family bathroom. The master bedroom also has an En-suite shower room. The property has gas central heating and double glazing, an attractive front garden, side driveway parking and a pleasant enclosed rear garden.

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 front entrance door. With a radiator, stairs rising to the first floor with a storage cupboard under, double glazed front window and doors leading off.

### Lounge 17'7" x 9'8" (5.36 x 2.95)



Bay fronted lounge with a double glazed front window, French doors opening onto the rear garden and a radiator.

### Kitchen/Diner 17'5" x 9'8" (5.33 x 2.95)



Fitted range of base and wall units with worktops and an inset sink and drainer. There is a built in electric oven, microwave, gas hob, dishwasher and fridge/freezer; along with a radiator, plumbing for a washing machine and a fitted cooker hood. Double glazed front and rear windows and French doors opening onto the garden.

### Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator, tiled splashbacks and an extractor vent.

### First Floor Landing



With a decorative balustrade, double glazed front window, built in cupboard housing the wall mounted gas boiler and

doors leading off.

### Master Bedroom 9'11" x 9'10" (3.04 x 3.01)



Fitted wardrobes, a radiator, double glazed front window and door to:

### En-Suite Shower Room 7'2" x 5'6" (2.20 x 1.70)



Three piece suite comprising shower, wash hand basin and WC. Tiled splashbacks, a radiator, extractor vent and a double glazed side window.

### Bedroom 2 11'3">9'4" x 8'7" (3.45>2.85 x 2.64)



Second double bedroom with a radiator and double glazed front and rear window.

### Bedroom 3 10'7" x 7'8">5'10" (3.25 x 2.36>1.80)



Single third bedroom with a radiator and double glazed front window.

### Bathroom



Three piece suite comprising bath with a shower over and screen; wash hand basin and WC. Radiator, extractor vent

and a double glazed rear window.

### Front Garden

To the front of property there is an attractive shrub garden with a path to the entrance door, having outside lighting.

### Side Driveway



Side driveway parking with gated access to the rear garden.

### Rear Garden



Delightful enclosed rear garden which is low maintenance in design. With a patio seating area, planted borders and fencing to the boundary.

### Service Charge

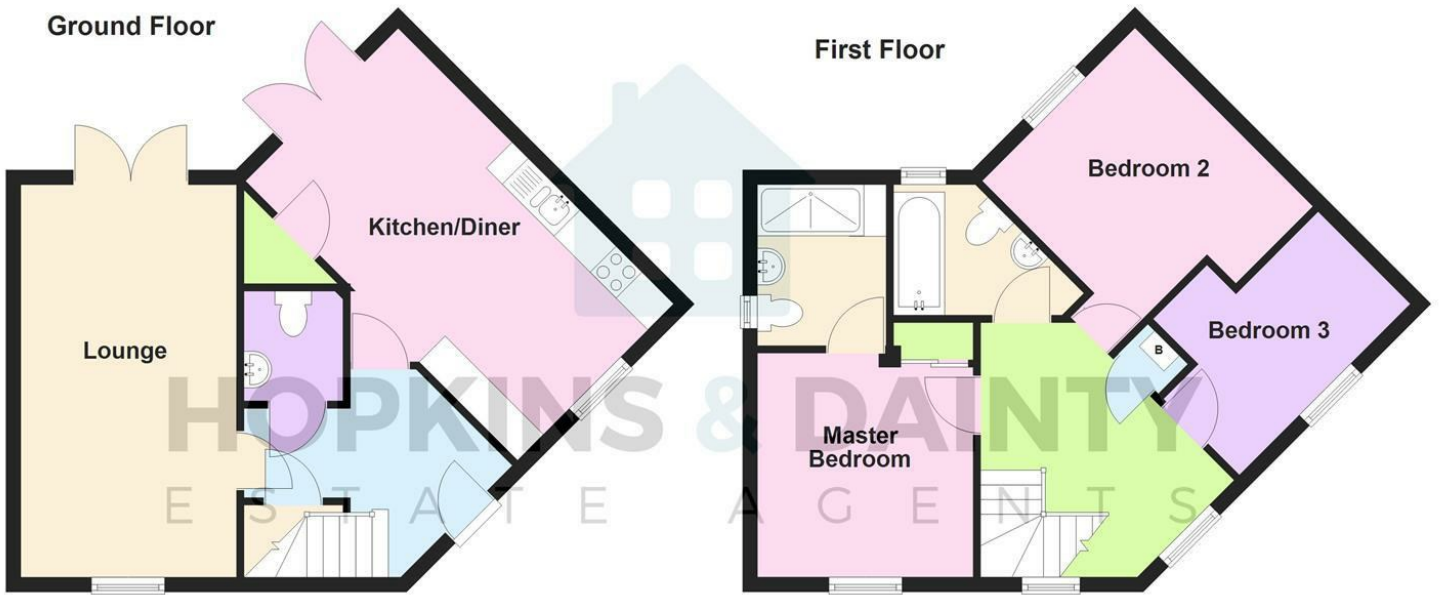
We understand that this property is subject to an annual service charge in the region of £170. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

### 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



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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			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(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	

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