HOPKINS & DAINTY
ESTATE AGENTS

Belcher Close, Coalville, LE67 2RN

£349,995

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL welcome you to Belcher Close in the lovely village of Heather. A superb detached family home offering spacious living accommodation with a delightful rear garden.

Comprising: entrance hallway with a guest WC; bay fronted lounge, 17' kitchen/diner, rear conservatory and the garage has been converted to provide a second reception room and utility room. Upstairs there are four bedrooms, two with an En-suite shower room in addition to the main family bathroom. The property has gas central heating and double glazing and is situated in a residential cul-de-sac with driveway parking.

The property benefits from smart heating/hot water controls via the Nest App which also includes the fire alarm system.

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.

Hallway

Accessed via a double glazed entrance door. With laminate flooring, a radiator and stairs rising to the first floor.

Lounge 11'10" x 10'7" (+bay) (3.62 x 3.24 (+bay))

With a leaded light double glazed front bay window, laminate flooring, radiator and coving to the ceiling.

Kitchen/Diner 17'6" x 10'3" (5.35 x 3.14)

Spacious kitchen/diner with a fitted range of base and wall units, worktops and an inset Belfast style sink and a breakfast bar. There is a free standing range cooker along with plumbing for a dishwasher and space for a fridge/freezer. Tiled splashbacks and flooring, a radiator, coving to the ceiling, a leaded light double glazed side access door and rear window and an under stairs storage cupboard.

Conservatory 13'5">12'4" x 8'10" (4.10>3.77 x 2.70)

Good size double glazed conservatory. With laminate flooring, French doors and windows opening onto the garden.

Family Room 14'5" x 6'11" (4.40 x 2.12)

Formerly the garage, now used as an additional reception room. With a radiator and double glazed front window.

Utility Room 6'11" x 5'10" (2.12 x 1.80)

Useful utility room with a fitted range of base and wall units, worktops and an inset sink and drainer with a mixer tap. Tiled flooring, plumbing for a washing machine and space for a further appliance. An extractor vent and a cupboard housing the wall mounted gas boiler.

Guest WC

Two piece suite comprising WC and wash hand basin. With tiled splashbacks and flooring, a radiator and leaded light double glazed front window.

First Floor Landing

With access to the loft space (which is part boarded with lighting and has a pull down ladder). Built in airing cupboard housing the hot water cylinder and doors leading off.

Master Bedroom 15'2" x 7'5" (4.64 x 2.27)

Measurements include the wardrobes.
With fitted wardrobes, a radiator, leaded light double glazed front window and door to:

En-Suite Shower Room 6'10" x 5'8" (2.10 x 1.75)

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

Bedroom 2 9'11" x 8'9" (3.04 x 2.67)

Measurements do not include the wardrobes.
Second double bedroom with built in wardrobes, a radiator, leaded light double glazed rear window and door to:

En-Suite Shower Room 7'0" x 3'3" (2.14 x 1.00)

Three piece suite comprising shower, wash hand basin and WC. With a radiator, tiled splashbacks and a leaded light double glazed rear window.

Bedroom 3 10'1" x 7'6" (3.08 x 2.30)

Front bedroom with a radiator and leaded light double glazed window.

Bedroom 4 9'8" x 7'1" max. (2.97 x 2.18 max.)

Measurements include the sloping stair bulkhead.
Fourth bedroom or study; with a leaded light double glazed front window, radiator and sloping stair bulkhead.

Family Bathroom 6'10" x 6'9" (2.09 x 2.07)

Three piece suite comprising bath with a shower over and

screen, wash hand basin and WC. Tiled splashbacks and flooring, a radiator, extractor vent and leaded light double glazed rear window.

Front/Driveway

At the front of the property there is a block paved driveway providing off road parking. Access to the entrance door with lighting and gated side entry to the rear garden.

Rear Garden

Enclosed rear garden with a patio seating area, lighting, lawn, chip bark play area and fencing to the boundary.

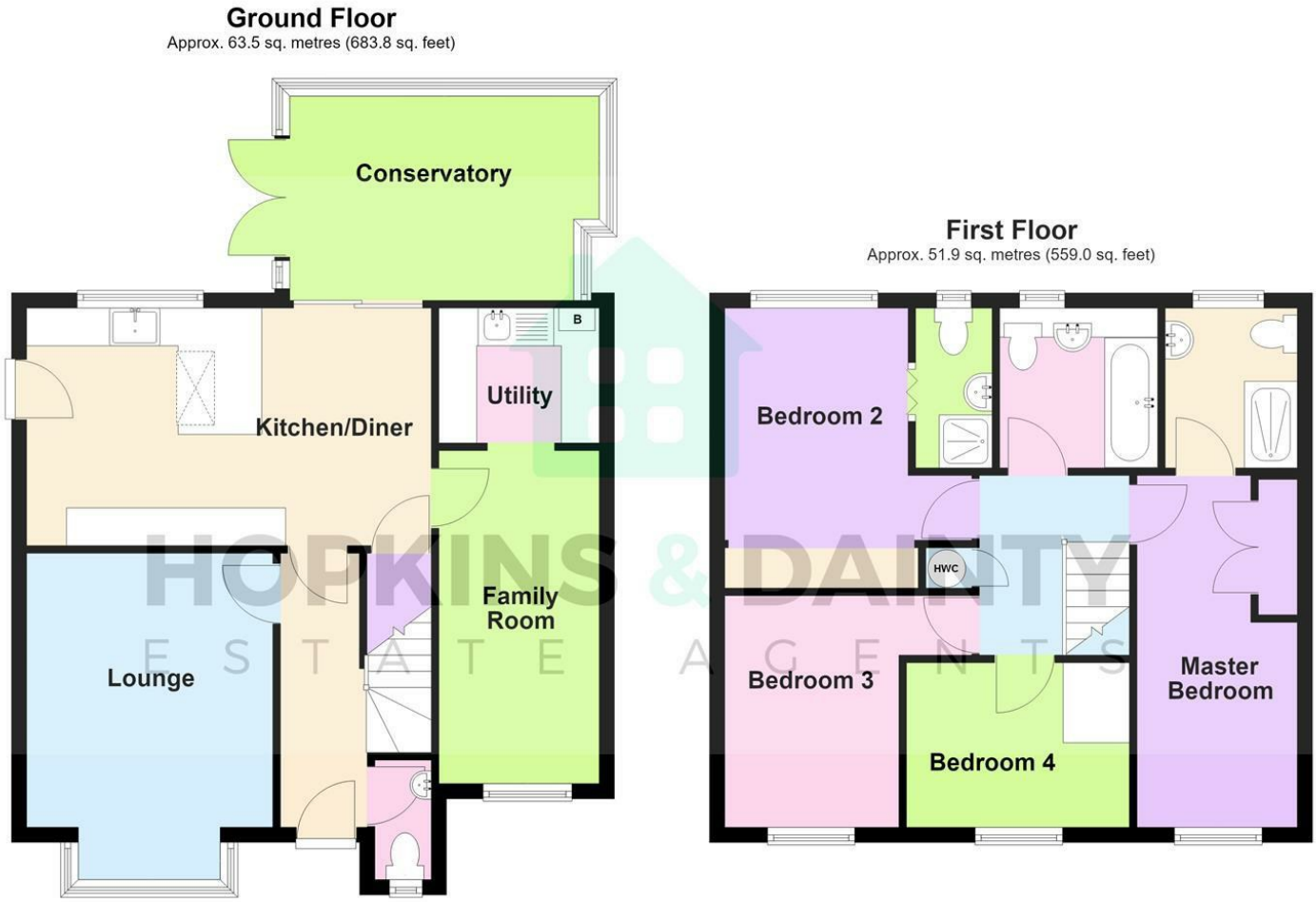
Draft Sales Details

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



Total area: approx. 115.5 sq. metres (1242.8 sq. feet)

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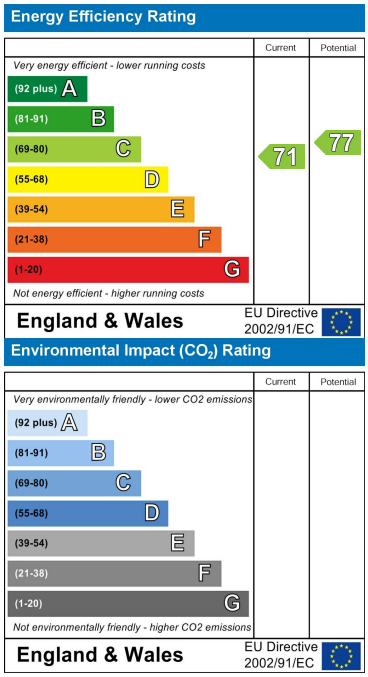
Plan produced using PlanUp.

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

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