



HOPKINS & DAINTY

ESTATE AGENTS



Peacock Gardens, Loughborough, LE12 6XT

£350,000

GUIDE PRICE £350,000 to £360,000 NO UPWARD CHAIN

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this spacious and very well presented, FIVE bedroom detached family home. Set on this popular estate towards the edge of East Leake.

Built in 2018, the internal accommodation comprises: entrance hallway, generous family lounge; large 21' rear kitchen/dining room with appliances included and French doors opening onto the garden and a utility room and guest WC. On the first floor, the landing provides access to all five bedrooms, four of which are double and the master bedroom has an en-suite shower room. The single fifth bedroom could be used as a home office and the main family bathroom has a three piece suite. The property has gas central heating and double glazing, driveway parking (with an electric charge point) and a garage. To the rear, there is an enclosed 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 Hallway



Accessed via a double glazed entrance door. With stairs rising to the first floor and a storage cupboard under. Radiator and doors leading off.

Kitchen/Diner 21'2" x 9'6" (6.47 x 2.91)



Spacious kitchen/diner with French doors opening onto the rear garden. Fitted range of base and wall units with work surfaces and an inset sink and drainer. There is a built in dishwasher, microwave and a free standing range style cooker (with a hood over); along with space for a fridge/freezer. Radiator, double glazed rear window and a door to:

Lounge 15'3" x 10'8" (4.65 x 3.27)



With a radiator and double glazed front window.

Utility Room 6'3" x 5'4" (1.91 x 1.64)



Fitted cupboards and a worktop. Plumbing for a washing machine, space for a tumble dryer and a cupboard housing the wall mounted gas boiler. Radiator, extractor vent, double glazed door to the rear garden and a door to:

Guest WC



Two piece suite comprising WC and wash hand basin. With

a radiator and double glazed side window.

First Floor Landing

With access to the loft space (which is part boarded and accessed by a pull down ladder); doors leading off.

Master Bedroom 13'5" x 10'8" (4.09 x 3.27)



With a radiator, double glazed front window and door to:

En-Suite Shower Room 7'6" x 4'3" (2.31 x 1.30)



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

Bedroom 2 11'3" x 10'7" (3.45 x 3.23)



Second double bedroom with a radiator, double glazed front window and a built in over stairs storage cupboard.

Bedroom 3 11'8" x 10'0" > 7'4" (3.58 x 3.05 > 2.24)



With a radiator and double glazed rear window.

Bedroom 4 10'2" x 9'2" (3.10 x 2.80)



With a radiator and double glazed rear window.

Bedroom 5/Study 7'1" x 6'11" (2.16 x 2.11)



With a radiator and double glazed rear window.

Bathroom 9'2" x 5'6" (2.80 x 1.68)



Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled splash backs, a radiator, extractor vent and a double glazed side window.

Front/Driveway



To the front of the property there is a driveway providing off road parking (with an electric charge point). Access to

the garage and entrance door with a storm canopy and lighting. Lawn garden and gated side path leading to the rear garden.

Garage 16'4" x 8'10" max. (5.00 x 2.70 max.)

With a roller door, electric light and power connected.

Rear Garden



Enclosed rear lawn garden with a decked seating area, outside lighting and fencing to the boundary.

Service Charge

We understand that this property is subject to an annual service charge in the region of £250.00. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

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

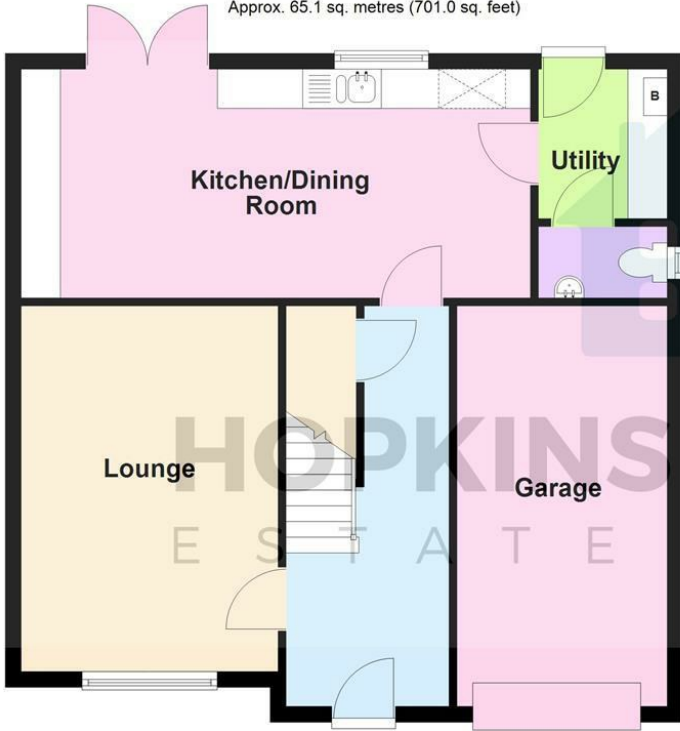
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any 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. 65.1 sq. metres (701.0 sq. feet)



First Floor

Approx. 65.1 sq. metres (701.0 sq. feet)



Total area: approx. 130.2 sq. metres (1401.9 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			94
(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 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			
England & Wales		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.