



# HOPKINS & DAINTY

ESTATE AGENTS



**Usherwood Way, Coalville, LE67 2HN**

**£310,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this modern 3 bedroom family home. Built by Davidsons in 2022 to their FORD specification.

Comprising entrance hall, WC, lounge, kitchen/diner WITH INTEGRATED APPLIANCES and a separate utility room to the ground floor. On the first floor there is a master bedroom with fitted wardrobes and an En-suite shower room. Two further double bedrooms and the family bathroom. The landscaped garden is laid to lawn with a paved patio area and the property also has gas central heating, double Glazing and driveway parking. 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 double glazed entrance door. With Amtico flooring, a radiator and stairs rising to the first floor. Doors leading off.

## Lounge 18'0" x 10'5" (5.50 x 3.20)



Dual aspect sitting room with double glazed front and side windows; two radiators.

## Kitchen/Diner 18'0" x 9'6" (5.49 x 2.91)



Spacious kitchen/diner with fitted base and wall units and

worktops with an inset one and a quarter sink and drainer. There is a built in electric oven, microwave, gas hob and hood; along with an integrated fridge, freezer and dishwasher. Double glazed French doors opening onto the garden; double glaze front and side windows providing natural lighting, two radiators and a door to:

## Utility Room 6'8" x 4'7" (2.04 x 1.42)



With plumbing for a washing machine, space for a tumble dryer, a radiator and the wall mounted gas boiler. Extractor vent, a double glazed rear access door and under stairs storage cupboard.

## Guest WC

Two piece suite comprising WC and wash hand basin. With a radiator and extractor vent.

## First Floor Landing



With a built in over stairs storage cupboard, radiator, access to the loft space, double glazed rear window and doors leading off.

**Master Bedroom 11'10" x 9'10" +wardrobes (3.61 x 3.00 +wardrobes)**



Spacious master bedroom with fitted floor to ceiling wardrobes, a radiator and double glazed side window. door to:

**En-Suite Shower Room 9'8" x 3'11" (2.97 x 1.20)**



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

**Bedroom 2 10'1" x 9'4" (3.09 x 2.85)**



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

**Bedroom 3 10'11" x 8'5" (3.34 x 2.57)**



Third double bedroom with a radiator and double glazed side window.

**Bathroom 7'1" x 5'6" (2.16 x 1.69)**



Three piece suite comprising bath with a shower attachment and screen; wash hand basin and WC.

Radiator, extractor vent and a double glazed front window.

### Driveway Parking

There is driveway parking, access to the entrance door with a storm canopy and lighting and gated entry to the rear garden.

### Rear Garden



Delightful enclosed rear garden, with a patio seating area, lawn with painted borders, garden shed and fencing to the boundary.

### Service Charge

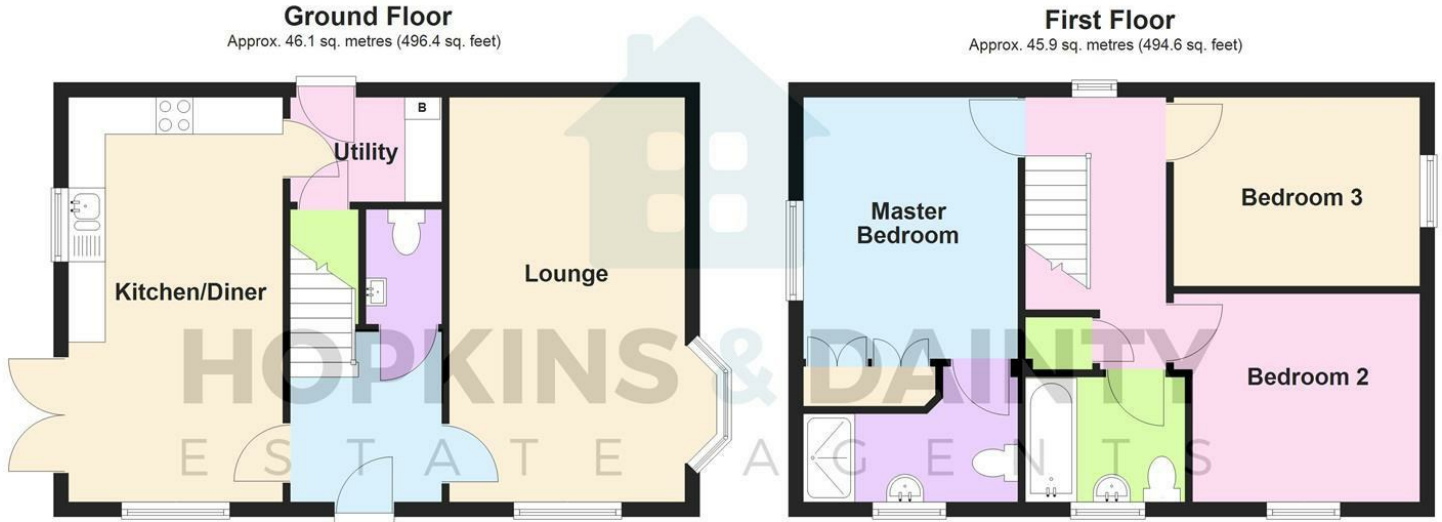
We understand that this property is subject to an annual service charge around £175. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

### 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



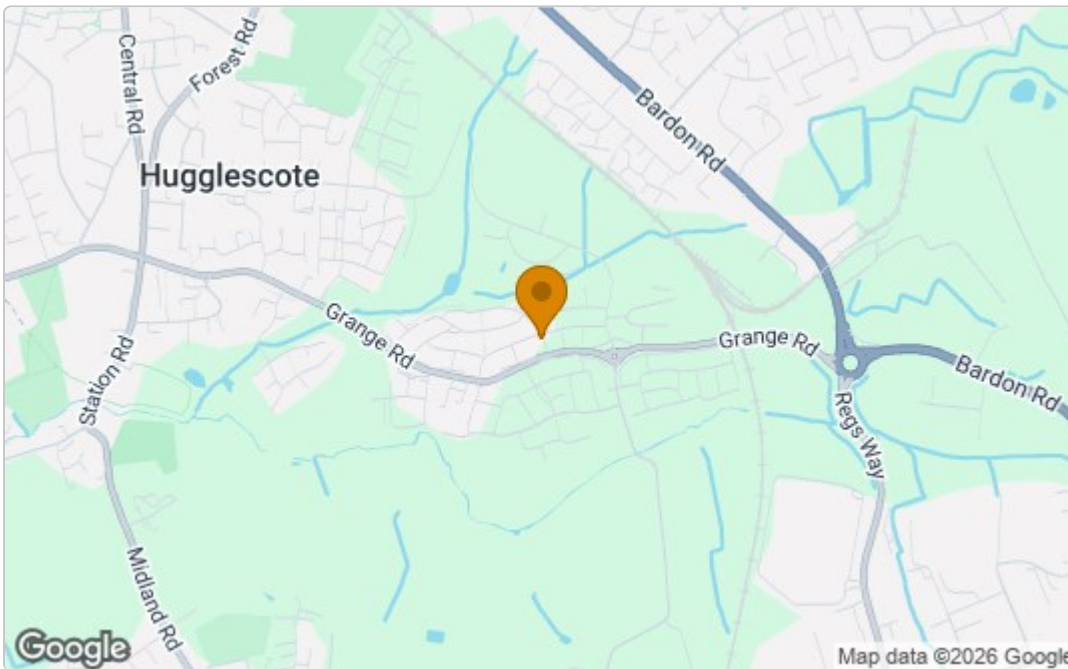
**Ground Floor**  
Approx. 46.1 sq. metres (496.4 sq. feet)

**First Floor**  
Approx. 45.9 sq. metres (494.6 sq. feet)

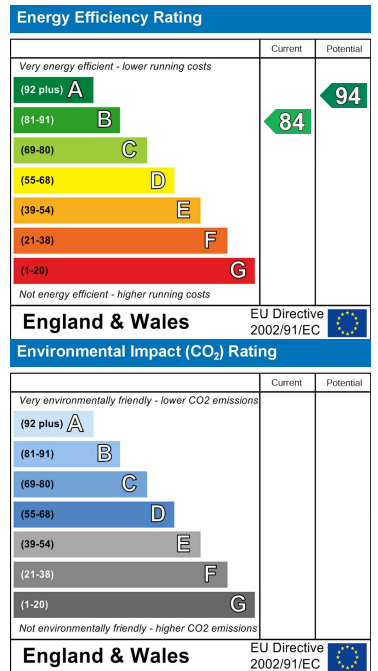
Total area: approx. 92.1 sq. metres (991.0 sq. feet)

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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.