



**28 Main Street, Thringstone, Coalville, Leicestershire. LE67 8NA**

**£155,000 Freehold**

**REDUCED**



## PROPERTY DESCRIPTION

RECENT RENOVATION! Reddington Sales & Lettings are pleased to present to market this attractive, 2 double bedroom terrace property, which has recently undergone renovation throughout and is situated in a desirable area of Thringstone. The property is well located and is within walking distance of all the village amenities, including schools and shops and also has excellent transport links to the surrounding villages and towns. Ground floor comprises; entrance hall, lounge, kitchen and bathroom. To the first floor, there are 2 double bedrooms. To the rear, there is private landscaped garden which is ideal for entertaining. Viewing is highly recommended!

EPC rating D, Council tax band A.

## FEATURES

- Terraced property
- 2 bedrooms
- Lounge
- Kitchen
- Downstairs bathroom
- On street parking
- Popular village location
- Full renovation
- Landscaped Garden





## ROOM DESCRIPTIONS

### Details

#### Entrance hall

With fitted carpet, UPVC front door, pendant lighting and door access to the lounge.

#### Lounge 3.42m x 4.32m

A bright and spacious living area with fitted carpet, window to front and back elevations, under stairs storage, electric stove effect fireplace, pendant lighting and heating radiator.

#### Kitchen 2.42m x 2.21m

With Herringbone style laminate flooring, 4 ring electric hob oven, matching wall and base units with worktop over, single bowl sink with drainer, tiled splashbacks, window to side elevation, uPVC back door, pendant lighting and space with plumbing for washing machine.

#### Bathroom 2.06m x 1.82m

With laminate flooring, white 3 piece suite, wall mounted shower with shower screen, window to side elevation, tiled splash backs, pendant lighting and heating radiator.

### Cont.

#### Stairs & Landing

Stairs leading up from the entrance hall with fitted carpet and pendant lighting. Landing doors giving access to both double bedrooms.

#### Bedroom 1 4.33m x 3.42m

An impressive sized double bedroom with fitted carpet, window to front elevation, storage over stairs cupboard, pendant lighting and heating radiator.

#### Bedroom 2 2.63m x 2.24m

Double sized bedroom with fitted carpet, window to rear elevation, pendant lighting and heating radiator.

#### Garden

A beautiful landscaped rear garden with large patio area, sleeper planted borders, fenced boundaries, outside power sockets, outside security lighting and outside tap access (hot and cold tap)

### Agent Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 15mbps, superfast 80mbps and Ultrafast 1000mbps. Mobile signal strengths are strong for O2 and medium strengths for EE, Vodafone and Three.



## ROOM DESCRIPTIONS

### Legals

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein 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 a good structural condition of 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 lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves Reddington Homes Ltd 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 is included as guide layout only. Dimensions are approximate and not to scale.





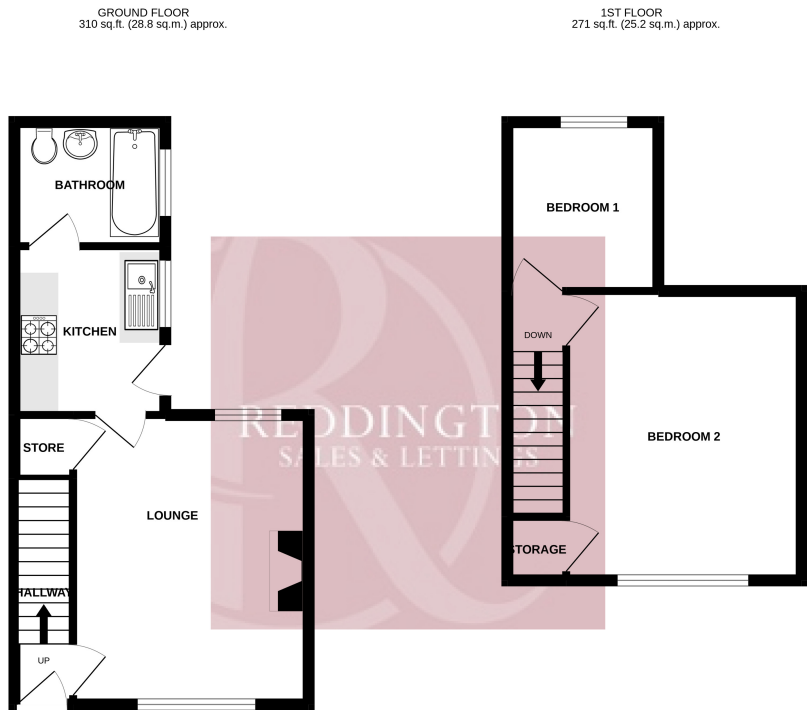








FLOORPLAN & EPC



TOTAL FLOOR AREA : 581 sq.ft. (54.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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