



6 Melrose Road, Thringstone, Coalville, Leicestershire. LE67 8NF

£170,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Reddington Sales & Lettings are delighted to bring to market this well presented, three bedroom mid terrace property, which is located in the popular village of Thringstone. The property features front and rear gardens as well as off road parking to the rear and is conveniently placed for local amenities, motorway networks and road links to the surrounding villages/towns. Ground floor accommodation comprises; entrance hall, kitchen/diner, storage cupboard and lounge. To the first floor, three bedrooms, storage cupboard and shower room. Viewing is highly recommended!

EPC awaited, Council tax band A.

FEATURES

- EPC Awaited
- Three bedrooms
- Large kitchen diner
- Large lounge
- Modern bathroom
- Front and rear gardens
- Close to local amenities
- Car parking to rear
- Council Tax Band A



ROOM DESCRIPTIONS

Front

An attractive and well maintained front with laid to lawn area, small fenced boundaries with access gate and planted borders.

Entrance Hall

Accessed via the UPVC double glazed front door with stairs leading up to the first floor and door access into the kitchen/diner.

Kitchen/Diner

2.92m x 6.13m (9' 7" x 20' 1") A large and airy kitchen/dining space with UPVC door leading out to the rear garden and window. Vinyl flooring, access to a separate storage cupboard, a selection of matching wall and base units with worktop over, space for large American style fridge/freezers, integrated extractor, space for upright oven and hob, washing machine and dishwasher, single bowl stainless steel sink and drainer, tiled splashbacks and dual ceiling pendant lighting.

Lounge

3.53m x 6.13m (11' 7" x 19' 2") An impressive, bright and spacious lounge with UPVC double glazed windows to the front and rear, wood effect flooring, heating radiator and dual ceiling pendant lighting.

Stairs & Landing

Carpeted stairs leading up from the entrance hall. Landing giving access to all three bedrooms, bathroom and a separate storage cupboard.

Shower Room

2.32m x 1.80m (7' 7" x 5' 11") A modern shower room with large double shower enclosure with sliding doors, wall mounted mains shower, WC, hand wash basin over vanity unit, heating towel radiator, ceiling pendant lighting and vinyl flooring.

Bedroom 1

2.75m x 3.20m (9' 0" x 10' 6") Double sized bedroom with ample fitted wardrobe and drawer storage. With UPVC double glazed window to the front, heating radiator, ceiling pendant lighting and vinyl flooring.

Bedroom 2

3.97m x 2.10m (13' 0" x 6' 11") Double sized bedroom with UPVC double glazed window to the rear, fully fitted wardrobe storage with sliding doors, heating radiator, ceiling pendant lighting and vinyl flooring.

Bedroom 3

1.94m x 3.26m (6' 4" x 10' 8") With UPVC double glazed window to the front, heating radiator, ceiling pendant lighting and vinyl flooring.

Garden

A beautifully kept rear garden with multi level slabbed patio areas, raised planted borders, fenced boundaries, outside security lighting and gated access to the off road parking at the rear.

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

GROUND FLOOR

1ST FLOOR



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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