



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

**£369,000**

**FOR SALE**



## PROPERTY DESCRIPTION

An excellent opportunity to acquire a well-presented and deceptively spacious three-bedroom bungalow, set on an exceptionally large and private plot within the highly sought-after village of Thringstone. The property offers versatile accommodation including a bright double-aspect sitting room with open fireplace, a modern shaker-style dining kitchen with island breakfast bar, three well-proportioned bedrooms and a generous shower room.

Externally, the home truly stands out with two separate driveways, a single garage with power and lighting, and fully enclosed, secluded gardens featuring mature trees, outside tap, a greenhouse and cold frame—ideal for keen gardeners or those requiring extensive parking for multiple vehicles, a motorhome or caravan. With its spacious layout, excellent outdoor space and desirable village setting, this superb bungalow will appeal to a wide range of buyers, and early viewing is strongly recommended.

EPC Rating E      Council Tax Band D

## FEATURES

- Three Bedroom Detached Bungalow
- Village Location With Amenities
- Spacious Garden
- Potential For Building Plot (STPP)
- Modern Kitchen Diner
- Off Road Parking & Garage
- EPC Rating E
- Council Tax Band D



## ROOM DESCRIPTIONS

### Entrance Porch

1.55m x 0.76m (5' 1" x 2' 6")

The property is entered via a uPVC double-glazed door into a practical entrance porch, ideal for coats and shoes.

### Entrance Hallway

3.82m x 1.55m (12' 6" x 5' 1")

A further fire-rated EPC door leads into a spacious L-shaped entrance hallway. The hallway features laminate flooring, radiator, pendant lighting, integrated smoke alarms and access to the loft space. Doors lead to the sitting room, kitchen/diner, shower room and all bedrooms.

### Lounge

4.64m x 3.95m (15' 3" x 13' 0")

A light and airy double-aspect sitting room with uPVC double-glazed windows to both the front and side elevations, offering pleasant views over the garden. The room benefits from laminate flooring, coving to the ceiling, a room thermostat, TV aerial point and an open fireplace, with potential to install a log burner.

### Kitchen Diner

4.56m x 2.76m (15' 0" x 9' 1")

A modern shaker-style dining kitchen fitted with a range of matching base and eye-level units with contrasting work surfaces, matching upstands and tiled splashbacks. Integrated appliances include a four-ring gas hob with extractor over and a fan-assisted single oven. There is space and plumbing for a washing machine, space for a slimline dishwasher, and space for a freestanding fridge/freezer. Additional features include a stainless-steel sink with mixer tap, cupboard housing meters, island breakfast bar with integrated spotlights, radiator, uPVC double-glazed window overlooking the rear garden and a uPVC frosted door providing access to the patio area.

### Shower Room

2.68m x 2.22m (8' 10" x 7' 3")

An excellent-sized shower room comprising a low-flush WC, pedestal wash hand basin and a large double shower cubicle with Triton electric shower. The room is fully tiled, with laminate flooring, radiator, shaver point, integrated spotlights and a frosted uPVC double-glazed window to the front elevation.

### Bedroom One

3.51m x 3.14m + recess (11' 6" x 10' 4")

A generously sized double bedroom with uPVC double-glazed window to the front elevation, radiator, carpeted flooring and pendant lighting.



## ROOM DESCRIPTIONS

### Bedroom Two

3.93m x 2.71m (12' 11" x 8' 11")

A further double bedroom with uPVC double-glazed window to the front, radiator, carpet and pendant lighting.

### Bedroom Three

3.75m x 2.42m (12' 4" x 7' 11")

A well-proportioned bedroom capable of accommodating a double bed. The room benefits from a uPVC double-glazed window to the rear with views over the garden, radiator and carpeted flooring.

### Garage

6.06m x 2.95m (19' 11" x 9' 8")

A single garage fitted with electric light and power. The garage also houses the Worcester Bosch boiler.

### Outside

The property occupies an exceptionally large and private plot, a rare feature for the area. There are two separate driveways providing ample off-road parking, ideal for multiple vehicles, a motorhome, caravan or trailer. The gardens are fully enclosed and private, offering a high degree of seclusion. Additional features include a greenhouse and cold frame, making the space ideal for keen gardeners or those seeking outdoor hobbies.

### Agents 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 3mbps, superfast 55mbps and ultrafast 1000mbps. Mobile signal strengths are strong for O2 and medium for Three, Vodafone and EE.

Please note since the EPC the property has had a new boiler and new hot water tank which would have improved the rating.

### Legal Information

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 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 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.

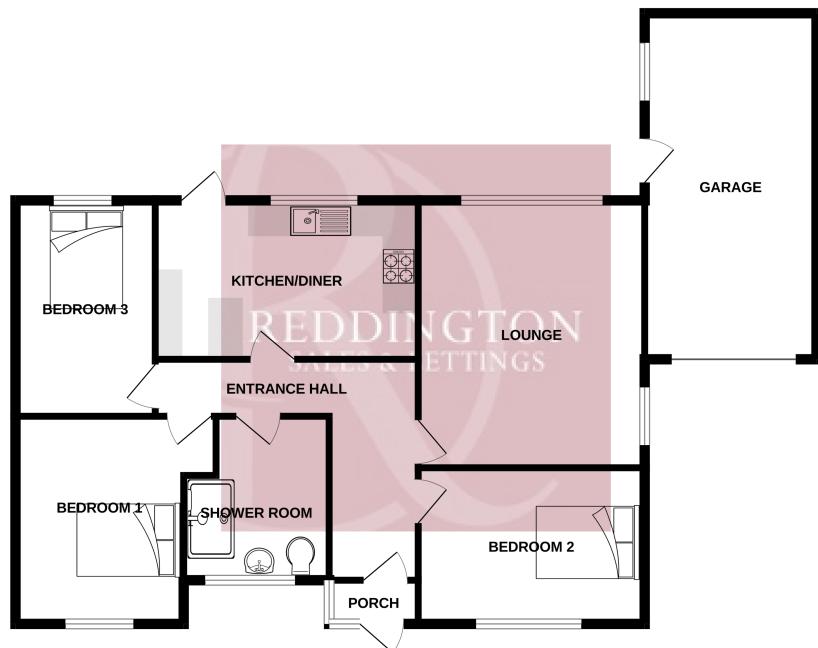






## FLOORPLAN & EPC

### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and not to scale. The 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 current efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	