



108 Loughborough Road, Thringstone, Coalville, Leicestershire.  
LE67 8LR

£180,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

NEW CARPETS THROUGHOUT! 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. The property is presented to market with new carpets throughout and solid oak flooring in the kitchen/diner with integrated appliances. Ground floor accommodation comprises; entrance hall, kitchen/diner, storage cupboard and lounge. To the first floor there are three bedrooms, storage cupboard and bathroom. Viewing is highly recommended!

EPC awaited, Council tax band A. Tenure- Freehold

## FEATURES

- 3 bedrooms
- Large kitchen diner with integrated appliances
- Spacious lounge
- Modern bathroom
- Front and rear gardens
- Close to local amenities
- Ample car parking to the rear
- Council Tax Band A
- EPC awaited
- Tenure- Freehold



## ROOM DESCRIPTIONS

### Front

An attractive frontage with a new render. A private hedged front garden is laid to lawn with a path leading up to the front door.

### 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. Solid oak flooring, access to a separate storage cupboard, a selection of matching wall and base units with worktop over, integrated oven, electric hob and extractor, integrated washer dryer, dishwasher and fridge/freezer, 1 1/2 bowl stainless steel sink and drainer, tiled splashbacks and dual ceiling pendant lighting.

### Lounge

3.53m x 6.13m (11' 7" x 20' 1") An impressive, bright and spacious lounge with UPVC double glazed windows to the front and rear, carpeted, gas fireplace with surround, heating radiator and dual ceiling pendant lighting.

### Stairs & Landing

Carpeted stairs leading up from the entrance hall. Landing giving access to storage cupboard, bathroom and all 3 bedrooms.

### Bathroom

2.32m x 1.80m (7' 7" x 5' 11") A modern bathroom fitted with a white three piece suite consisting of panelled bath, WC, hand wash basin, heated towel rail, tiled walls, uPVC double glazed opaque window to the rear and ceiling pendant lighting.

### Bedroom 1

2.75m x 3.20m (9' 0" x 10' 6") Double sized bedroom with uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

### Bedroom 2

3.97m x 2.10m (13' 0" x 6' 11") Double sized bedroom with uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

### Bedroom 3

3.26m x 1.94m (10' 8" x 6' 4") With uPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

### Rear Garden

A good sized enclosed rear garden with slabbed patio, laid to lawn garden, timber shed with new felted roof, rear gated access to the parking area and hedged boundaries.

### Agents Note

This property is believed to be of none standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband strengths are (standard 5mbps, superfast 80mbps, ultrafast 1000mbps) Mobile signal strengths are full strength for O2, medium strength for EE and Vodafone and weak strength for Three.

### 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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