



1 Heathfield, Thringstone, Coalville, Leicestershire. LE67 8LU

£340,000 Freehold

SOLD STC



PROPERTY DESCRIPTION

HOMELY IN HEATHFIELD!

Reddington Sales and Lettings are delighted to bring to market this SPACIOUS and CHARMING 2 bedroom DETACHED bungalow, located on the desirable cul-de-sac of Heathfield, Thringstone. This magnificent bungalow has great size accommodation throughout and also offers a very warm and cosy feel. To summarise, the property comprises spacious entrance hall, large lounge/dining room, family size shower room, two double bedrooms with the master having built in wardrobes, modern kitchen with integrated appliances, then leading onto a well lit conservatory to the rear. To the exterior, there is a large driveway for multiple cars, a double garage and a good size rear garden mainly laid to lawn. Viewing is highly recommended to appreciate the peaceful cul-de-sac location and great size accommodation on offer.

EPC rating D, Council tax Band D

FEATURES

- Sought after location
- Double garage
- private driveway
- Close to local amenities
- Council tax band D
- Freehold
- Quiet cul-de-sac
- EPC rating D



ROOM DESCRIPTIONS

Front

Large blocked pave area, flower shrubbery beds being gravelled, long tarmacked driveway to the side which gives access to double garage.

Porch and reception hallway

An arched porchway with tiled flooring, going onto UPVC double glazed entrance door which then leads to the reception hallway, comprises of integrated storage cupboard, airing cupboard housing hot water cylinder and boiler, central heating radiator, carpet flooring and ceiling pendant lighting.

Through Lounge

4.89m x 3.17m (16' 1" x 10' 5")

Comprises of feature fireplace, tiled hearth and coal effect gas fire, carpet flooring, ceiling pendant lighting, central heating radiator and UPVC double glazed window to rear aspect.

Dining area

4.46m x 3.85m (14' 8" x 12' 8")

UPVC double glazed window to front aspect, central heating radiator, carpet flooring and two ceiling pendant lights.

Kitchen

3.22m x 3.14m (10' 7" x 10' 4")

A range of wall and base units, rolled edge work tops, tiled splashbacks, built in electric oven with electric four ring hob and extractor hood over, 1 1/2 bowl drainer sink unit set, Integrated dishwasher, space for washing machine and fridge/freezer, tiled flooring, UPVC Double glazed window and doors to rear aspect leading onto conservatory.

Master bedroom

4.23m x 3.32m (13' 11" x 10' 11")

A large master bedroom with a range of built in furniture including wardrobes, dressing table and bedside cabinets. Carpet flooring throughout, ceiling pendant lighting, central heating radiator and UPVC double glazed window to rear aspect.

Bedroom 2

3.40m x 3.31m (11' 2" x 10' 10")

UPVC Double glazed bow window to front aspect, carpet flooring throughout, ceiling pendant lighting and central heating radiator.

Bathroom

Comprises of corner shower cubicle with shower head, low level dual flush WC, pedestal wash hand basin, part tiled walls and UPVC double glazed frosted window to front aspect.



ROOM DESCRIPTIONS

Conservatory

An attractive and well lit rear conservatory, comprises of UPVC double glazed windows to side and rear elevations, pitched roof and double glazed doors leading out to rear garden.

Garden

With a side gate leading from the driveway, this attractive rear garden boasts a low maintenance lawn and various flower beds, trees and shrubbery. Fencing to the left hand side and a retaining wall to the right hand side.

Double Garage

5.08m x 4.89m (16' 8" x 16' 1")

A large double garage with electrical power and light supply inside, also having up and over door to the front.

Agents note

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 4mbps, superfast 56mbps and Ultrafast 1000mbps. Mobile signal strengths are medium strengths for EE, O2 and Vodafone

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.

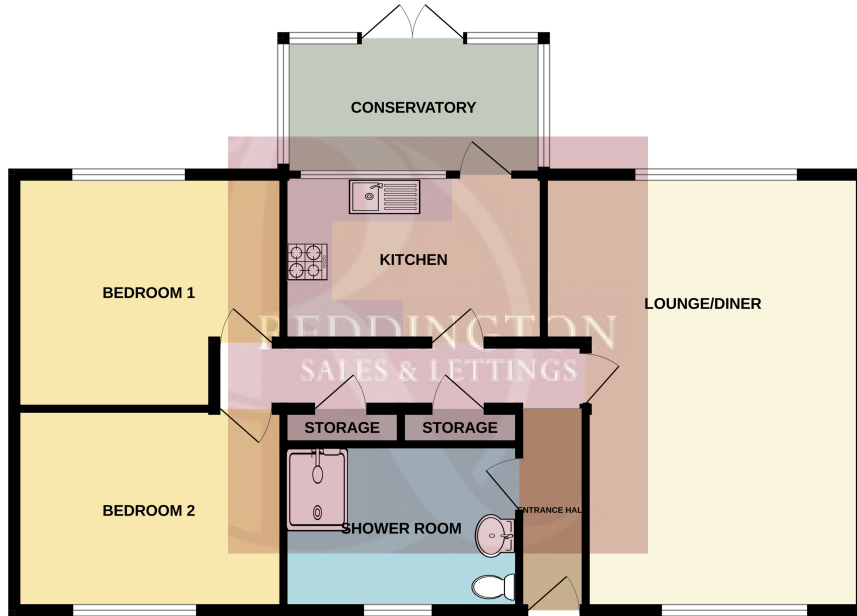






FLOORPLAN & EPC

GROUND 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	