



**37 Main Street, Thringstone, Coalville, Leicestershire. LE67 8ND**

**£280,000 Freehold**

**FOR SALE**





## PROPERTY DESCRIPTION

Reddington Sales and Lettings are delighted to bring to the market this charming detached bungalow located in the heart of the popular village of Thringstone. With 3 bedrooms, a large conservatory leading to a low-maintenance garden with mature apple tree, modern kitchen with integrated appliances & Bosch electric hob and gas central heating. A detached garage with electric light and power as well as a driveway with space for multiple cars.

Perfect for those seeking single-level living, this bungalow is close to local amenities and offers a warm and inviting space with plenty of potential.

Council Tax Band C EPC Rating D

## FEATURES

- Detached Bungalow
- Village Location
- 3 Bedrooms
- Large Conservatory
- Modern Kitchen with Integrated Appliances
- Gas Central Heating
- Low Maintenance Rear Garden
- Detached Garage
- Parking for Multiple Cars
- Council Tax Band C
- EPC Rating D



## ROOM DESCRIPTIONS

### Entrance

The property is accessed through a UPVC double-glazed door with diamond leaded windows, leading to an entrance hall with a single panel radiator, lighting, and a storage cupboard housing the alarm system.

### Lounge/Sitting Room

4.95m x 4.35m (16' 3" x 14' 3") Features a UPVC double-glazed leaded window to the front aspect, single panel radiator, ceiling lighting with a ceiling rose, coving, carpet, and a gas fire (status unknown if connected).

### Bedroom Two

3.2m x 2.8m (10' 6" x 9' 2") UPVC double-glazed leaded window to the front aspect, single panel radiator, ceiling lighting, and flooring.

### Bedroom Three

2.6m x 2.35m (8' 6" x 7' 9") currently used as an office. Single panel radiator, wooden window looking into the conservatory, carpeted.

### Bathroom

3m x 2.1m (9' 10" x 6' 11") Equipped with a corner shower, low WC with a vanity unit and wash basin, part tiled, extractor fan, wall-mounted electric heater, lighting, cupboard housing the hot water tank with shelving, and an equaliser shower seating.

### Kitchen

3.50m x 3.20m (11' 6" x 10' 6") Fully fitted light oak kitchen with a one-and-a-half bowl drainer sink with mixer taps, integrated fridge and washing machine, Bosch electric hob with extractor fan, integrated electric oven, wall-mounted boiler, tiled flooring, UPVC double-glazed window to the rear, and a wooden glazed door leading to the conservatory.

### Bedroom One

3.45m x 3m (11' 4" x 9' 10") Wooden window looking into the conservatory, single panel radiator, fitted wardrobes, ceiling lighting, and carpeted flooring.

### Conservatory

6.35m x 2.8m (20' 10" x 9' 2") Part brick-built, with UPVC double-glazed ceiling, windows, and doors opening onto a patio area with an accessible ramp. Features ceiling blinds, electric light and power, and Venetian blinds.

### Garden

Enclosed by part panel fencing and a wall, featuring a patio area, a mature apple tree, and a lawn. Benefits from a garden shed with electric light and power, as well as side access to the front of the property via a gate.

### Garage

Brick-built single garage with electric light and power, accessed via a metal up-and-over door. There is also a UPVC double-glazed window and a personnel door for side access.





## ROOM DESCRIPTIONS

### 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 47mbps. Mobile signal strengths are strong for EE and O2 and medium strengths for Vodafone and Three.

### 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.







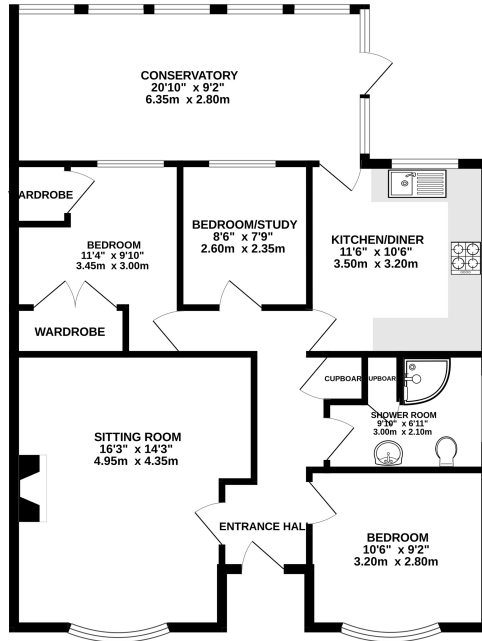






# FLOORPLAN & EPC

GROUND FLOOR  
942 sq.ft. (87.5 sq.m.) approx.



TOTAL FLOOR AREA: 942 sq.ft. (87.5 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 feature 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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