



5 Field Close, Thringstone, Coalville, Leicestershire. LE67 8PU

£385,000 Freehold

FOR SALE





## PROPERTY DESCRIPTION

Tucked away in a small and peaceful cul-de-sac, this spacious bungalow sits on a generous plot and offers excellent potential for modernisation. The versatile layout includes a light-filled L-shaped lounge/diner, a separate fitted kitchen with breakfast bar, two double bedrooms (the principal with en-suite), a third bedroom/study, and a family bathroom. Outside, the property boasts a sweeping driveway with parking for multiple vehicles, a detached double garage with power and lighting, and gardens offering scope for landscaping to suit your style. With its prime setting, generous proportions, and exciting scope to personalise, this is a rare chance to create your ideal home in a highly sought-after location.

EPC Rating C      Council Tax Band D

## FEATURES

- Three Bedroom Detached Bungalow
- L Shaped Lounge Diner
- Master Bedroom with En Suite
- Spacious & Private Rear Garden
- Double Detached Garage
- Driveway Parking for Multiple Cars
- Council Tax Band D
- EPC Rating C





## ROOM DESCRIPTIONS

### Entrance Hall

3.34m x 1.5m (10' 11" x 4' 11")

Entered via a UPVC double glazed door into a welcoming hallway with radiator, laminate flooring, and pendant lighting. Provides access to the kitchen, bedrooms, and living areas.

### Lounge/Diner

6.9m x 3.54m L-Shaped (22' 8" x 11' 7")

A light and airy dual-aspect reception space with a UPVC double glazed bay window to the front and further window to the rear aspect. Features a marble Adam-style fire surround with matching hearth and gas fire which is serviced annually, two double panel radiators, coving to ceiling, and carpeted flooring.

### Dining Area

2.83m x 2.72m (9' 3" x 8' 11")

With UPVC double glazed window overlooking the garden, radiator, and a serving hatch to the kitchen.

### Kitchen

4.05m x 2.77m (13' 3" x 9' 1")

A separate fitted kitchen with a range of matching base and wall units, tiled splashbacks, and a drainer sink with mixer tap. Integrated appliances include a Bosch four-ring electric hob with extractor over and AEG fan-assisted electric oven. Additional features include a breakfast bar, washing machine (included with sale), ceramic tiled flooring, radiator, fridge (included with sale) UPVC double glazed door to the garden, and cupboard housing a Bosch boiler with control panel.

### Hallway

The hallway contains a cupboard housing the hot water tank with shelving, smoke alarm, loft access, radiator, and laminate flooring.

### Bedroom One

3.65m x 3.04m (12' 0" x 10' 0")

Double bedroom with UPVC double glazed window to the front aspect, single panel radiator, sliding wardrobes, and door to:

### En Suite

1.52m x 2.47m (5' 0" x 8' 1")

Fully tiled with low flush WC, pedestal wash basin, and corner shower unit. Extractor fan and ceramic tiled flooring.

### Bedroom Two

2.65m x 3.04m (8' 8" x 10' 0")

Double bedroom with UPVC double glazed window to the front aspect, radiator, pendant lighting, and coving to ceiling.

### Bedroom Three/Study

2.19m x 2.53m (7' 2" x 8' 4")

Ideal as a home office or single bedroom, with UPVC double glazed window to the rear aspect, radiator, and carpeted flooring.





## ROOM DESCRIPTIONS

### Family Bathroom

Fully tiled with a panelled bath, vanity unit, and low-level WC, this light-filled bathroom offers a practical layout with scope for modernisation to suit your style.

### Outside

Set on a generous plot, the property benefits from a sweeping driveway providing off-road parking for up to four vehicles and a detached double garage with electric up-and-over door, power, lighting, and a personal side entrance. The gardens offer ample outdoor space with scope for landscaping and personalisation, creating the perfect setting for relaxation or entertaining. Greenhouse and coal bunker both included with sale.

### 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 49mbps and ultrafast 1000mbps. Mobile signal strengths are strong for O2 and medium for Vodafone, EE and Three.

All carpets, curtains and light fittings to be included with sale.

### 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.







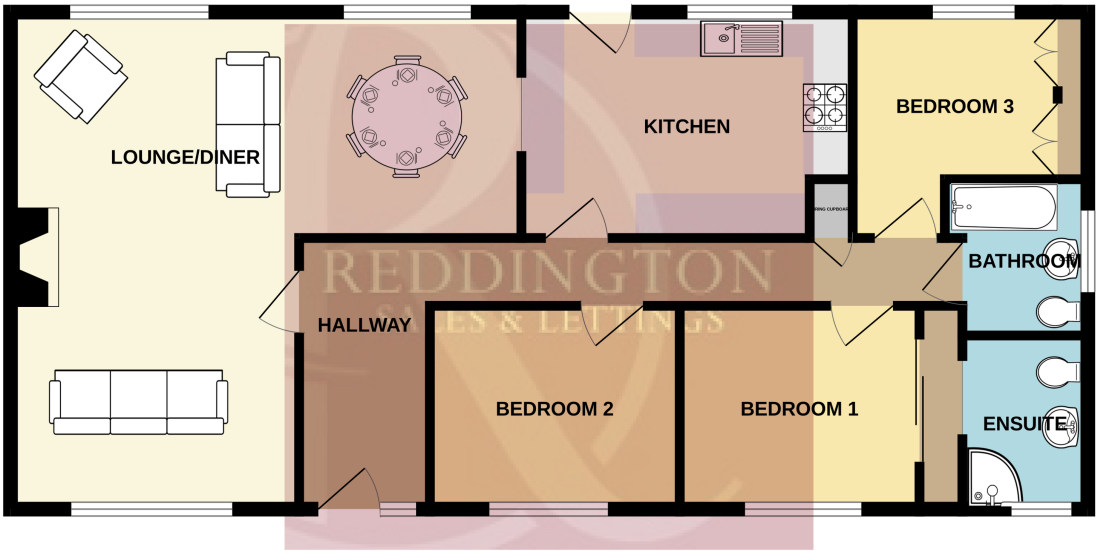






FLOORPLAN & EPC

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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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