



21 Main Street, Thringstone, Coalville, Leicestershire.
LE67 8ND

Offers in Excess of £220,000 Freehold
FOR SALE



PROPERTY DESCRIPTION

Charming Period Home on an Unusual Double Plot

This outstanding three-bedroom semi-detached home in the sought-after village of Thringstone offers a rare opportunity to own a property with expansive outdoor space, solid period charm, and excellent potential. With off-road parking for multiple vehicles behind secure double gates leading to a large workshop/double garage, this home is perfect for families, hobbyists, or those needing additional storage or workspace.

Boasting stunning elevated views, this home features high ceilings, enhancing the sense of space and natural light. A Velux window is already in place, offering the opportunity for a loft conversion to further expand the living space.

Located in a thriving community, this home is within walking distance of shops, local pubs, restaurants, takeaways, and health services, while also benefiting from excellent transport links, including main bus routes, motorway access, and proximity to East Midlands Airport.

Early viewing is highly recommended!

Council Tax Band A EPC Rating D

FEATURES

- Charming Period Home on Double Plot
- Three Bedrooms
- Two Reception Rooms with Feature Fireplace
- Modern Family Bathroom
- Useful Garden Room
- Gas Central Heating & UPVC Double Glazing
- Double Garage/Workshop
- Rear Garden with Patio & Lawned Areas
- Council Tax Band A
- EPC Rating D



ROOM DESCRIPTIONS

Ground Floor

Front Reception Room

3.53m x 3.73m (11' 7" x 12' 3") A welcoming space featuring a double-glazed window and door, a radiator, elegant coving, dado rail, and ceiling rose.

Rear Reception Room

3.53m x 3.73m (11' 7" x 12' 3") A beautifully presented room with a feature fireplace, under-stairs storage, a double-glazed window, and radiator. The stairwell leads to the first floor, while decorative coving and a ceiling rose add character.

Fitted Kitchen

3.48m x 2.16m (11' 5" x 7' 1") Designed for functionality, the kitchen includes a range of wall and base units, a sink with mixer tap, and space for appliances. Additional features include tiled flooring, splashback, a double-glazed window, and a door leading to the garden room.

Garden/Laundry Room

2.62m x 2.59m (8' 7" x 8' 6") A bright and practical space with dual-aspect double-glazed windows, a worktop with additional appliance space, a double-glazed door to the rear garden, and a radiator.

Family Bathroom

A modern three-piece suite, including a panelled bath with a mains shower over, a low-level WC, and a wash hand basin. Also featuring quarry-tiled walls, an opaque double-glazed window, an extractor fan, and a radiator.

First Floor

Bedroom One

3.76m x 3.56m (12' 4" x 11' 8") A spacious double bedroom with a double-glazed window, feature fireplace, coving, radiator, and over-stairs storage. This room also provides access to Bedroom Three.

Bedroom Two

3.76m x 3.05m (12' 4" x 10' 0") A well-sized second bedroom featuring a double-glazed window, radiator, picture rail, and coving.

Bedroom Three

2.16m x 2.44m (7' 1" x 8' 0") A cozy third bedroom with a double-glazed window and radiator.



ROOM DESCRIPTIONS

Rear Garden

The generous rear garden combines paved patios and a large lawned area, creating a private and tranquil outdoor space. It also features planted borders, mature trees, an outdoor power supply, a garden tap, and a garden shed. Being SW facing, the garden and garden room benefit from sunshine year round.

Driveway

The gated driveway provides ample off-road parking leading to a spacious double garage.

Double Garage

5.36m x 4.09m (17' 7" x 13' 5") Double garage/workshop complete with light, power supply, and a side courtesy door. The workshop/garage offers fantastic potential for various uses, including storage, a home workshop, or even a business space.

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 and superfast 47mbps. Mobile signal strengths are strong for O2 and EE 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

