



190 Thornborough Road, Coalville, Leicestershire. LE67 3TJ

£255,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

IF YOU LOVE ENTERTAINING THEN THIS IS THE PROPERTY FOR YOU! A well-presented three-bedroom semi-detached property with two reception rooms. The main bedroom has an ensuite shower room, and there's off-road parking for several cars, as well as views over the fields beyond. You'll also find a covered patio area with a built-in BBQ and food prep area, perfect for rainy days. Plus, there's a bar and a games room that provide extra entertaining space, stylishly decorated.

This property is a diamond, a rare find. Viewing is highly recommended.

EPC Rating D Council Tax Band B NO CHAIN

## FEATURES

- PERFECT FOR ENTERTAINING
- Three bedroom semi detached property.
- Two reception rooms
- En suite Shower Room
- Ground floor bathroom with shower
- Covered outdoor patio with cooking area
- Games room and Bar
- Open field views to the rear
- Gas central heating and uPVC double glazing
- FREEHOLD
- EPC D
- Council Tax Band B
- NO CHAIN



# ROOM DESCRIPTIONS

## Entrance Reception Room

3.49m x 3.98m (11' 5" x 13' 1")

Upon entering through the uPVC double glazed door, you will find yourself in the reception room, which serves as the central area of the house, making efficient use of the spacious area. The room provides easy access to the kitchen, stairs leading to the first-floor landing, as well as a ground floor bathroom. It features oak-engineered flooring, a vertical radiator, and integrated spotlights on the ceiling.

## Kitchen

1.92m x 4.45m (6' 4" x 14' 7")

White high-gloss fitted kitchen with contrasting black rolled-edge worktops, stainless steel one-and-a-half-bowl drainer sink with mixer tap, four-ring gas hob with integrated fan-assisted electric oven underneath, extractor fan, plinth lighting, spotlights on the ceiling, uPVC double-glazed windows to the front and side aspects, and a uPVC double door to the side aspect. There is also space and plumbing for a washing machine and a free-standing fridge-freezer.

## Sitting Room

3.98m x 4.03m (13' 1" x 13' 3")

Benefiting from a uPVC double-glazed bay-fronted window to the front aspect, with fitted blinds. Pendant lighting with integrated spotlights to the recess, radiator, Amtego flooring. Media insert for TV, flame effect fire.

## Bathroom

1.71m x 2.79m (5' 7" x 9' 2")

Three-piece white fitted bathroom with a P-shaped bath and shower over it. Partially tiled with rustic marble-effect wall tiles and matching floor tiles, featuring a pedestal basin and low-flush WC. Eye-level uPVC double-glazed frosted window to the side aspect, chrome-fitted towel rail, and integrated spotlights.

## Bedroom One

3.29m to fitted wardrobe x 3.06m to fitted wardrobe (10' 10" x 10' 0")

Benefiting from two fitted wardrobes and drawers, uPVC double-glazed bay-fronted window to the front aspect. This is a lovely, light, and airy room with stylish wall-hung bedside lighting, integrated ceiling lights, a radiator, and carpeted flooring. There is also a door leading to the ensuite shower room.

## Ensuite Shower room

Ensuite shower room with a low-flush WC, basin with unit, shower cubicle, extractor fan, and spotlights. Also includes a chrome heated towel rail.

## Bedroom Two

3.04m x 3.00m (10' 0" x 9' 10")

Another double room features a uPVC double-glazed window at the rear, with storage over the stair bulkhead, a radiator, integrated ceiling spotlights, carpeting, and views over the garden and fields.

## Bedroom Three

2.24m narrowing to 1.70 x 3.05m (7' 4" x 10' 0")

An excellent-sized third bedroom with a uPVC double-glazed window to the side aspect. Access to the roof space is partially boarded with ladders. Integrated spotlights to the ceiling, radiator, and carpet flooring.

## Outside - The garden

To the rear of the property, there is an outdoor entertaining space with an area to cook and prepare food. This area is covered, providing shelter from the sun, wind, and rain. The current owner enjoys sitting there in the evening.

The property also features a raised patio area at the end of the garden with a built-in sitting area. The garden is enclosed with access via a side gate.

## Bar and games room

2.17m x 6.03m (7' 1" x 19' 9")

A great space currently set out with a built-in bar area, table, and bar stools, complete with electric light and power.

## Agents note

The property has mains gas, electric water and drainage, Mobile coverage O2 Full strength, Vodafone Full strength, Three Nill. BT, Sky, and cable are all available in the area.

## Legal's

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.

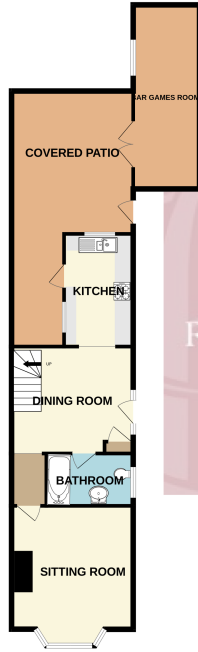






# FLOORPLAN

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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, features and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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