



**11 Field Close, Thringstone, Coalville, Leicestershire. LE67 8PU**

**£390,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

STUNNING LOCATION AND SUBSTANTIAL PLOT! Reddington Sales and Lettings proudly present this well-presented four-bedroom detached property located in a quiet cul-de-sac in the popular village of Thringstone. This much-improved property benefits from an open-plan kitchen diner, a living area with a thermal roof glazed conservatory providing views over the garden. The property also features two reception rooms, a separate utility area, ground floor WC, four bedrooms, and a family bathroom with a walk-in shower. To the front of the property, there is parking for several cars and an integral garage. The village of Thringstone is a charming village located in Leicestershire, England, offers a peaceful escape from the hustle and bustle of the city, with excellent road links to M42, M1, A50. Nestled in the heart of the National Forest, it boasts stunning natural scenery and a rich history. Viewing is highly recommended to appreciate this picturesque property with a sprawling garden.

## FEATURES

- Substantial garden
- Cul de sac location
- Detached 4 bedroom property
- Decked area with veranda.
- Two reception rooms
- Conservatory with thermal glazed roof.
- Seperate utility
- Garage and off road parking
- Gas central heating
- uPVC double glazed windows and doors



# ROOM DESCRIPTIONS

## Front

The property is situated at the head of a cul-de-sac, mainly with a mix of three further detached properties/bungalows. The front garden is mainly laid to gravel with mature borders and a centre feature. There is off road parking comfortably for 2 cars.

## Entrance Hall

1.80m x 1.62m (5' 11" x 5' 4") The property is entered via a uPVC double glazed front door. A glass panelled door gives access to the lounge.

## P Shaped Lounge

5.15m x 3.18m (16' 11" x 10' 5") Second section 3.26m x 3.14m. An impressive, bright and spacious lounge with a uPVC double glazed bay fronted window to the front, 2x double panelled heating radiators, Adam style fire surround with tiled hearth and decorative inserts and open fire. Ceiling pendant lights, stairs leading to first floor landing and door leading to separate dining room.

## Second Reception Room

2.43m x 3.65m (8' 0" x 12' 0") Currently being used as a hobby room. uPVC double glazed window to the front, double panelled heating radiator, ceiling pendant lighting and laminate flooring.

## Kitchen open to conservatory

3m x 3.17m (9' 10" x 10' 5") A stunning and modern kitchen featuring Hotpoint four ring electric hob with extractor over, integrated Bosch single oven with grill, under plinth heater, integrated Hotpoint dishwasher, brick bonded tiled splashback with rolled edge matching work surface, ceiling spotlights, single bowl stainless steel sink and drainer with mixer tap and engineered oak flooring opening out into the conservatory.

## P Shaped Conservatory

4m x 5.64m (13' 1" x 18' 6") With underfloor heating, insulated roof conservatory panels, ceiling spotlights, all uPVC double glazed with double doors leading out on to a deck area with beautiful uninterrupted views of the garden.

## Rear Entrance Hall

1.72m x 0.82m (5' 8" x 2' 8") uPVC double glazed panel door with obscured glass to the side.

## Utility

With space and plumbing for a freestanding fridge/freezer and washing machine, under stairs storage cupboard with shelving, racking and lighting.

## First Floor Landing

uPVC double glazed window to the side, heating radiator, smoke alarm, white painted banister, ceiling pendant lighting and access to the roof space.

## Main Bedroom

3.54m x 3.22m (11' 7" x 10' 7") With uPVC double glazed window to the front, pine wardrobes with mirrored insert, heating radiator, ceiling pendant lighting and carpeted.

## Bedroom 2

3.12m x 3.12m (10' 3" x 10' 3") With uPVC double glazed window to the rear, fitted wardrobes, heating radiator, ceiling pendant lighting and laminate flooring.

## Bathroom

With uPVC double glazed window to the side, fully tiled walk in double shower enclosure, chrome heated towel rail, hand wash basin with under storage and integrated low level WC, extractor fan, cupboard with sliding door housing radiator with storage and ceiling pendant lighting.

## Bedroom 3

3.52m x 2.31m (11' 7" x 7' 7") With uPVC double glazed window to the front, fitted wardrobes, heating radiator, ceiling pendant lighting and carpeted.

## Bedroom 4

2.19m x widening 2.59m (7' 2" x 8' 6") With uPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and laminate flooring.

## Garden

A delightful, extensive and picturesque rear garden with patio area for entertaining, additional patio seating area, mature planted borders, shrubs and trees, timber shed and then mostly laid to lawn.

## Garage

4.87m x 7.47m (16' 0" x 24' 6") External tap available in garage. Light and power.

## 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



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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	