



78 Glebe Road, Thringstone, Coalville, Leicestershire. LE67 8NW

£235,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Spacious, Stylish, and Recently Upgraded.

Nestled in a popular area of Thringstone this beautifully extended three-bedroom semi-detached property, combines modern living with a practical layout. Benefiting from a ground-floor and first-floor extension completed in 2022, this home offers an impressive amount of space and a host of high-quality updates throughout.

Council Tax Band B EPC Rating D

FEATURES

- Beautifully refurbished semi detached house
- Spacious and light rooms
- 3 good sized bedrooms
- Landscaped rear garden
- Large driveway
- Council Tax Band B
- EPC Rating D
- Off road parking
- Extended ground and first floor



ROOM DESCRIPTIONS

Entrance

Step inside through a contemporary composite front door with glass inserts, leading into a bright and spacious hallway. The entrance features engineered oak effect laminate flooring, stylish skirting boards, and convenient cloak storage. Stairs rise to the first-floor landing, while a doorway leads into the heart of the home.

Lounge Diner

6.93m x 3.15m (22' 9" x 10' 4")

A stunning, open-plan lounge and dining area, perfect for family living. This large space boasts a brand-new UPVC double-glazed window at the front and French doors at the rear, flooding the room with natural light. Enjoy cosy evenings with TV aerial and Virgin Media connections, complemented by two new double panel radiators and engineered oak effect flooring.

Kitchen

3.41m x 2.48m (11' 2" x 8' 2")

This stylish, fully fitted oak kitchen offers ample storage with matching base and wall units. It includes an integrated four-ring gas hob, electric oven, and extractor fan. The stainless steel sink features a mixer tap and overlooks the rear garden through a UPVC double-glazed window. The space also provides room for a washing machine, tumble dryer, and fridge/freezer. Practical tiled splashbacks and traditional floor tiles complete the look, with a side door leading directly to the garden.

First Floor

Bedroom One

3.56m x 3.15m (11' 8" x 10' 4")

Located at the front of the property, this generous bedroom features a UPVC double-glazed window with beautiful views of the fields beyond. It includes a single panel radiator, pendant lighting, and engineered oak effect flooring, making it a relaxing retreat.

Bedroom Two

3.28m x 2.77m (10' 9" x 9' 1")

A well-proportioned double bedroom with a rear-facing UPVC double-glazed window, overlooking the garden. The room is finished with laminate flooring, a single panel radiator, and pendant lighting.

Bedroom Three

4.2m x 2.13m (13' 9" x 7' 0")

This larger-than-average third bedroom has been extended, making it perfect as a spacious study or family bedroom. It features a brand-new dual panel radiator, ample electrical sockets, and plenty of natural light.

Bathroom

2.3m x 1.85m (7' 7" x 6' 1")

Recently refurbished to a high standard, the family bathroom includes a modern WC, vanity unit with mixer taps, and a bath fitted with a chrome boiler-fed rain shower and handheld showerhead. The room also boasts integrated spotlights, a backlit mirror, and a shaver point. Grey laminate flooring and a chrome towel rail complete the contemporary look.



ROOM DESCRIPTIONS

Front exterior

The property features off-road parking, with a gated side area providing additional space for a smaller vehicle. There's a canopy porch, outside tap, and modern lighting to welcome guests.

Rear garden

A standout feature of this home is the beautifully tiered rear garden. It has been thoughtfully designed with granite stone paving and distinctive Whitwick Colliery bricks, creating a stylish and low-maintenance space. Steps lead up to a grassy area, perfect for children to play or for relaxing in the sun. The garden also includes a secure, rendered breezeblock shed for additional storage.

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 4mbps, superfast 57mbps and Ultrafast 1000mbps. Mobile signal strengths are strong for O2 and medium strength for EE, Three and Vodaphone.

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.

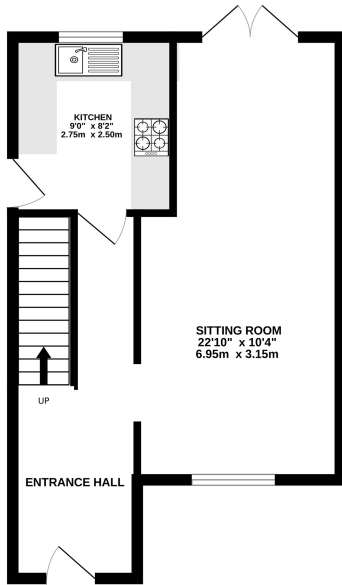




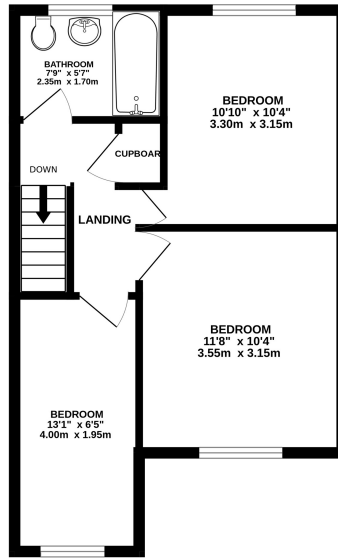


FLOORPLAN & EPC

GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



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TOTAL FLOOR AREA: 832 sq.ft. (77.3 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 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		83
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	