



**28 Dalkeith Walk, Thringstone, Coalville, Leicestershire. LE67 8LF**

**£185,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

This charming three-bedroom semi-detached property is immaculately presented throughout and offers a fantastic living space ideal for first-time buyers or families. The open-plan kitchen, breakfast, and lounge area creates a light and airy space perfect for modern living. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. The property enjoys a lovely outlook over a large grassed area, providing a peaceful setting. Both the front and rear gardens are well-maintained, offering outdoor space for relaxation and play. Located in the desirable village of Thringstone, this home is not to be missed. Perfect for those looking for a move-in-ready home with a lovely community feel.

Council Tax Band A      EPC Rating C

## FEATURES

- Council Tax Band A
- EPC Rating C
- Open Plan Kitchen Lounge Area
- Outlook Over Large Grassed Area
- Well Presented Throughout
- French Doors Leading onto the Garden
- Off Road Parking
- Located in Lovely Village of Thringstone
- Three Bedroom End Terrace Property





## ROOM DESCRIPTIONS

### Front Garden

To the front of the property, a low dividing fence frames a lawn area with mature bordering shrubs. A garden gate and pathway lead to the front door. The property overlooks a large grassed area with two mature trees, and there is off-road parking beyond, accessible via the pathway.

### Entrance Hallway

Welcoming entrance hallway featuring a radiator cupboard, ideal for storing shoes and offering additional storage space. Stairs lead to the first-floor landing, with integrated smoke alarm and lighting overhead. The area is finished with laminate flooring for a clean and modern look. A built-in cupboard houses the Worcester boiler, and a door provides access to the kitchen.

### Breakfast Kitchen

4.57m x 2.84m (15' 0" x 9' 4")

A stylish and well-equipped breakfast kitchen featuring a fully fitted Wren kitchen with contrasting worktops and matching upstands. A central island with breakfast bar adds both function and flair. Integrated appliances include a Hotpoint induction hob, fan-assisted electric oven, and extractor fan, complemented by a tiled splashback and undercounter lighting. There is plumbing for a washing machine and slimline dishwasher, plus space for a freestanding fridge freezer. The kitchen also includes ample storage and a Blanco black drainer sink with matching mixer tap, set beneath a UPVC double-glazed window overlooking the garden. A composite frosted-glass door provides access to the outside. This versatile space opens directly into the lounge area, ideal for modern open-plan living.

### Lounge

2.85m x 5.86m (9' 4" x 19' 3")

An open-plan lounge featuring UPVC double-glazed windows to the front aspect and matching patio doors to the rear, providing direct access to the garden. Finished with laminate flooring, pendant lighting, and a double panelled radiator, this space offers a comfortable and stylish setting for both relaxing and entertaining.

### Bedroom One

3.99m x 3.34m (13' 1" x 10' 11")

A spacious double bedroom currently accommodating a super king bed, featuring a UPVC double-glazed window to the front aspect, double panel radiator, and carpeted flooring.



## ROOM DESCRIPTIONS

### Bedroom Two

3.14m x 1.91m (10' 4" x 6' 3")

A well-proportioned room featuring a UPVC double-glazed window to the front aspect, double panel radiator, and easy-to-maintain vinyl flooring.

### Bedroom Three

3.39m x 1.78m (11' 1" x 5' 10")

This room benefits from a UPVC double-glazed window to the rear aspect, a double panel radiator, pendant lighting, and durable vinyl flooring.

### Bathroom

2.35m x 1.63m (7' 9" x 5' 4")

A fully fitted, white three-piece suite comprising a low flush WC, pedestal wash basin, and a large corner shower with an extractor fan above. The bathroom also features a frosted UPVC double-glazed window to the rear aspect, a single panel radiator, and is fully tiled for a clean, modern finish.

### Rear Garden

The rear garden is enclosed by a brick wall and timber panelled fencing, with access via a rear garden gate. The current owners have divided the space into distinct areas, enhancing its versatility. The garden features a shed, two patio areas, and a lean-to shed at the side of the property, offering ample space for outdoor living and storage.

### Agents Notes

This property is of Wimpey no-finds construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 5mbps and superfast 80mbps. Mobile signal strengths are medium for O2, EE 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.





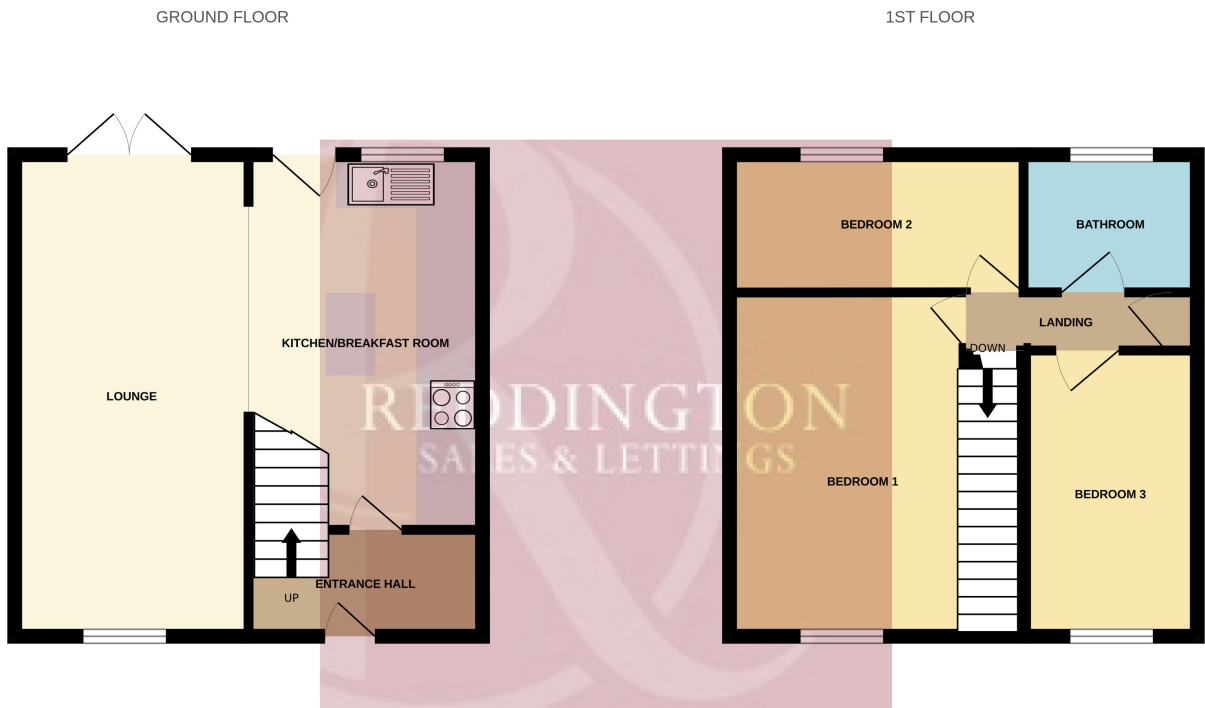








FLOORPLAN & EPC



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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