



5 Heathfield, Thringstone, Coalville, Leicestershire. LE67 8LU

£299,999 Freehold

FOR SALE



PROPERTY DESCRIPTION

A spacious and well-proportioned bungalow. Located in a highly desirable cul-de-sac and well-connected village of Thringstone, Heathfield offers spacious living with the potential for modernisation. The property features a welcoming entrance hallway, a generous L-shaped sitting room, three double bedrooms, a conservatory, a detached double garage and a substantial driveway, ideal for a Motorhome or Caravan parking. A stone's throw away from the idyllic Grace Dieu Woods.

Viewing is highly recommended to appreciate the size and location.

EPC Rating D Council Tax Band D

FEATURES

- Detached Bungalow in Village Location
- 3 Bedrooms
- Large Conservatory
- Detached Double Garage
- Ample Off-Road Parking
- Gas Central Heating & Double Glazing
- In Need of Modernisation
- Large Established Garden
- Council Tax Band D
- EPC Rating D



ROOM DESCRIPTIONS

Entrance Hallway

The property is accessed via a UPVC double-glazed door into the spacious hallway, with a single panel radiator and room thermostat. Doors off the hallway lead to the bedrooms and bathroom.

Kitchen

3.78m x 2.69m (12' 5" x 8' 10") The kitchen is located at the front of the property and features a 1.5 bowl sink and matching base and eye-level units, space and plumbing for undercounter fridge, electric oven with tiled splashbacks, UPVC double-glazed window to the front and UPVC double-glazed door to the side, low-level kitchen worktops and tiled flooring. It is in need of modernisation.

Living Room

5.15m x 4.89m (16' 11" x 16' 1") Positioned at the rear of the property with a large UPVC double-glazed window overlooking the garden, Adam-style pine surround with marble inset and hearth, electric coal-effect, pendant lighting, double panel radiator and single panel radiator.

Bedroom One (front)

3.42m x 3.28m (11' 3" x 10' 9") with a bay-fronted UPVC double-glazed window with blinds, sliding glass panel wardrobes for extra storage, radiator, lighting.

Bedroom Two (rear)

3.37m x 3.17m (11' 1" x 10' 5") With a double-glazed window overlooking the rear aspect, single panel radiator, lighting and additional storage.

Bedroom Three / Dining Room

3.17m x 2.99m (10' 5" x 9' 10") Featuring doors opening into conservatory, radiator and lighting.

Conservatory

Double panel radiator, laminate flooring and patio doors leading to the garden.

Bathroom

Features a low-flush WC and pedestal wash basin, double shower, UPVC double-glazed frosted window to the front aspect, chrome-fitted heated towel rail, fully tiled.



ROOM DESCRIPTIONS

Detached Double Garage

5.31m x 4.8m (17' 5" x 15' 9") Detached double Garage with electric light and power.

Garden

With mature bordering shrubs, pathway leading to personal door to garage. Enclosed with gate.

Agents Information

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 63mbps and Ultrafast 1000mbps. Mobile signal strengths are medium for O2 and EE and low 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.







EPC

