



4 The Orchards, Thornton, Coalville, Leicestershire. LE67 1BS

£750,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

A HOUSE WITH A VIEW! Located off a PRIVATE DRIVEWAY Incorporating a superb bedroom with en-suite bathroom & walk on balcony! Situated in the sought-after village of Thornton, located on the edge of the National Forest to the north-west of the City of Leicester.

This exceptionally well-presented, detached house boasts spacious accommodation, providing four reception rooms and a double garage, whilst four double bedrooms & 2 bathrooms can be found on the first floor, incorporating a superb master bedroom with en-suite bathroom & walk on balcony. Outside enjoys ample off-road parking, an attached double garage & delightful, landscaped rear garden with stunning rolling countryside views, gas central heating uPVC double glazed.

FREEHOLD - AWAITING EPC RATING COUNCIL TAX BAND F

## FEATURES

- HOUSE WITH A VIEW!
- Four double bedrooms
- Four reception rooms
- Located off a private driveway
- Superb walk on balcony
- Double garage
- Edge of the National Forest.
- Ample off road parking



# ROOM DESCRIPTIONS

## General Information

General Information: - The sought-after village of Thornton is situated on the edge of the New National Forest to the north-west of the City of Leicester and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned centre of employment, as well as the market towns of Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville and Loughborough, the East Midlands International Airport at Castle Donington, and the M1/M69/M42 motorway network for travel north, south and west.

The combined villages of Thornton, Markfield, Botcheston and Desford offer a good range of local village amenities including shopping for day-to-day needs, schooling for all ages, public houses and restaurants, a wide variety of recreational amenities including Thornton Reservoir with its walking and fishing pursuits, and regular bus services to the Leicester City centre.

## Property Information

Full description

Detailed Accommodation -

On The Ground Floor: - Double doors provide access through to:

Entrance Porch - 4'5 x 5'7 (1.35m x 1.70m) - With tiled flooring and door to:

Entrance Hall - With granite effect flooring, central heating radiator, telephone point, and staircase rising off to first floor with open balustrades and understairs cupboard.

Downstairs W.C. - 3'0 x 5'11 (0.91m x 1.80m) - With two-piece suite comprising low level w.c. and wash hand basin, together with UPVC double glazed window to side aspect, central heating radiator, tiled splashback and extractor fan.

Family Room - 13'7 x 11'8 (4.14m x 3.56m) - With UPVC double glazed window to front aspect, feature fireplace and surround, coving to ceiling, t.v. point and door to garage.

Dining Room - 12'0 x 11'11 (3.66m x 3.63m) - With UPVC double glazed windows to front and side aspect, central heating radiator and double doors to hall.

Lounge - 14'4 x 15'3 (4.37m x 4.65m) - With central heating radiator, feature fireplace with inset 'Living Flame' gas fire to tiled surround and hearth, t.v. point, UPVC double glazed window to rear aspect and UPVC double glazed French doors with matching side panel windows to rear patio.

Dining Kitchen - 11'3 x 13'3 (3.43m x 4.04m) - With range of base and wall-mounted cupboard and drawer storage units, glass fronted wall-mounted display cabinets, complementary worktops and part tiled walls, space for 'Range' style cooker, integrated dishwasher, and one-and-a-half bowl stainless steel sink and drainer unit with hot and cold mixer tap over. Also with UPVC double glazed window to rear aspect, granite affect flooring, central heating radiator, t.v. point, door to sun room and arch to:-

Utility Room - 8'6 x 5'0 (2.59m x 1.52m) - With base unit and worktop, sink and drainer unit with mixer tap over, central heating boiler, plumbing for washing machine, tiled flooring, tiled walls and UPVC double glazed door to side aspect.

Sun Room - 9'11 x 10'5 (3.02m x 3.18m) - With granite effect tiled flooring, UPVC double glazed windows to side and rear aspect with stunning views of the countryside and UPVC double glazed French doors giving access to rear patio.

On The First Floor: - STAIRCASE AND GALLERIED LANDING with UPVC double glazed windows to front and rear aspect, central heating radiator, walk-in closet and loft access.

Master Bedroom Suite - Comprising:-

Bedroom 1 - 14'4 x 12'7 max. (4.37m x 3.84m max.) - With telephone point, UPVC double glazed window to rear aspect and UPVC double glazed French doors to balcony having wrought-iron railings and providing stunning views of the surrounding countryside.

Balcony View -

Garden View From Balcony -

En-Suite Bathroom - 11'1 x 4'7 (3.38m x 1.40m) - With four-piece suite comprising low level w.c., pedestal wash hand basin, panelled bath and separate shower cubicle, together with UPVC double glazed window to side aspect, part tiled walls, shaver point and extractor fan.

Bedroom 2 - 11'3 x 11'5 (3.43m x 3.48m) - With UPVC double glazed window to rear aspect with views of the views of the countryside and central heating radiator.

Bedroom 3 - 11'7 x 8'1 (3.53m x 2.46m) - with UPVC double-glazed window to front aspect, central heating radiator.

Bedroom 4 - 7'7 x 11'8 (2.31m x 3.56m) - with fully fitted build in Hammonds Wardrobes, making a delightful dressing room. With UPVC double glazed window to front aspect, central heating radiator and telephone point.

Bathroom - With four-piece suite comprising low level w.c., pedestal wash hand basin, panelled bath and separate shower cubicle, together with UPVC double glazed window to side aspect, part tiled walls, shaver point and extractor fan.

Outside: - To the front of the property there is ample off-road parking to a block paved driveway with well stocked shrub borders and pathway leading to the entrance door. The driveway gives access to:-

Attached Double Garage - 17'7 x 16'2 (5.36m x 4.93m) - With roll-up electric door, two UPVC double glazed windows to side aspect, door to family room, telephone point, power and lights.

Rear Garden - The rear garden has been landscaped to create patio area and steps down to a second patio area, power point, well maintained lawn, well stocked shrub borders and beautiful views of countryside.

Services: - All mains services are understood to be available. Hot water for central heating and domestic purposes is gas fired and ample electric power points are fitted throughout the property which is double glazed with UPVC units.

## 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



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