



2 Old Bakery Close, Thringstone, Coalville, Leicestershire. LE67  
8AB

£410,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

GENEROUS PLOT, END OF PRIVATE CUL DE SAC! Reddington Sales & Lettings take pleasure in bringing to market this well presented, 3 DOUBLE BEDROOM (ALL WITH EN-SUITE) detached property, which is located at the end of a very quiet private driveway in the desirable village of Thringstone. The property offers a wealth of spacious living accommodation, including an integral double garage. The ground floor comprises; entrance hall, dining room, WC, lounge and a double bedroom with en-suite shower room. To the second floor are two further double bedrooms, one with an en-suite bathroom and the other with an en-suite shower room. To the rear is a beautiful and well maintained garden with a peaceful outlook and to the front is a large driveway, capable of parking 4-5 cars. Viewing is very highly recommended to appreciate!

EPC awaited, Council tax band F. Tenure- Freehold

## FEATURES

- Spacious detached
- 3 ENSUITE DOUBLE BEDROOMS
- Generous plot
- Double garage
- 3 reception rooms
- Large lounge with French door out to the rear
- Ground floor WC
- Tenure- Freehold
- Awaiting EPC
- Council tax band F



# ROOM DESCRIPTIONS

## Front

An attractive and generous frontage with block paved driveway providing off road parking for 4-5 cars, gravelled planted garden and open canopy front door entrance.

## Entrance Hall

A spacious and welcoming entrance with wood effect flooring, heating radiator, ceiling pendant lighting, access to storage cupboard, stairs leading up to the second floor and door access to the lounge, kitchen, dining room, study and bedroom 3.

## Lounge

4.31m x 5.28m (14' 2" x 17' 4") An impressive sized room enjoying dual aspect with uPVC double glazed windows overlooking rear garden and uPVC double glazed French doors with side screens to the patio area, heating radiators, ceiling spotlights two central heating radiators and tv point.

## Ground Floor WC

A handy ground floor additional WC. With WC, hand wash basin, heating radiator, tiled flooring, tiled splashbacks and ceiling pendant lighting.

## Dining Room

4.31m x 2.73m (14' 2" x 8' 11") A good sized dining room with uPVC double glazed window to the side, heating radiator, ceiling pendant lighting and wood effect flooring.

## Study/Potential 4th bedroom

3.47m x 1.78m (11' 5" x 5' 10") With uPVC double glazed window to the side, heating radiator, ceiling pendant lighting and wood effect flooring.

## Kitchen/Diner

4.75m x 3.56m (15' 7" x 11' 8") A spacious and bright kitchen, fitted with high specification shaker style units, comprising a selection of base units having wood effect worktops over, wall and drawer units, matching breakfast bar, integrated dishwasher and fridge, built in Bosch fan assisted double oven/grill, four ring Bosh gas hob with modern stainless steel extractor hood over, 1 1/2 bowl sink and drainer, ceiling spotlights, heating radiator, tiled splashbacks, tiled flooring and uPVC double glazed windows to the side and rear.

## Rear Entrance Hallway

With tiled flooring and uPVC double glazed entrance door to the side.

## Utility Room

2.10m x 2.10m (6' 11" x 6' 11") Fitted with matching units comprising base cupboards, larder storage unit and wall unit with wood effect worktop, inset stainless steel sink unit with drainer and mixer tap, tiled splashbacks and tiled flooring, space for upright fridge freezer, further appliance space and plumbing for a washing machine, extractor, ceiling pendant lighting and uPVC double glazed window to the side elevation.

## En-Suite Shower Room

Fitted with a white three piece suite consisting of step in shower cubicle with wall mounted mains shower, WC and hand wash basin. With heated towel rail, extractor fan, tiled splashbacks, tiled flooring, uPVC double glazed opaque window to the side and ceiling lighting.

## Stairs & Landing

Carpeted stairs leading up from the entrance hall. Landing with small airing cupboard and access to bedrooms 1 and 3.

## Master Bedroom

4.78m down to 2.88m x 5.07m (15' 8" x 16' 8") A good sized double bedroom with uPVC double glazed window to the front, heating radiator, TV aerial point, built in wardrobe, ceiling pendant lighting, door to en-suite and carpeted.

## En-Suite Bathroom

A modern and spacious en-suite, fitted with a white three piece suite consisting of panelled bath with central mixer taps, WC and hand wash basin. With uPVC double glazed Velux skylight, tiled splashbacks, heated towel rail, electric shaver point, extractor fan and ceiling downlights.

## Bedroom 3

3.56m x 3.56m (11' 8" x 11' 8") Double sized bedroom with a uPVC double glazed window to the rear, heating radiator, small wardrobe cupboard, ceiling pendant lighting, carpeted and en-suite access.

## En-Suite Shower Room

A spacious en-suite, fitted with a white three piece suite consisting of step in shower cubicle with wall mounted mains shower, extractor, WC and hand wash basin. With a heated towel rail, tiled splashbacks and tiled flooring.

## Double Garage

5.40m x 5.30m (17' 9" x 17' 5") Integral with twin up and over front doors, wall mounted condensing gas fired central heating boiler, uPVC double glazed opaque window to the side, personnel door, power and lighting.

## Rear Garden

A beautiful and well maintained rear garden, with a very peaceful outlook over the local school fields. With gravel beds, laid to lawn, slabbed patio, outside power socket and outside tap access.

## Agents Note

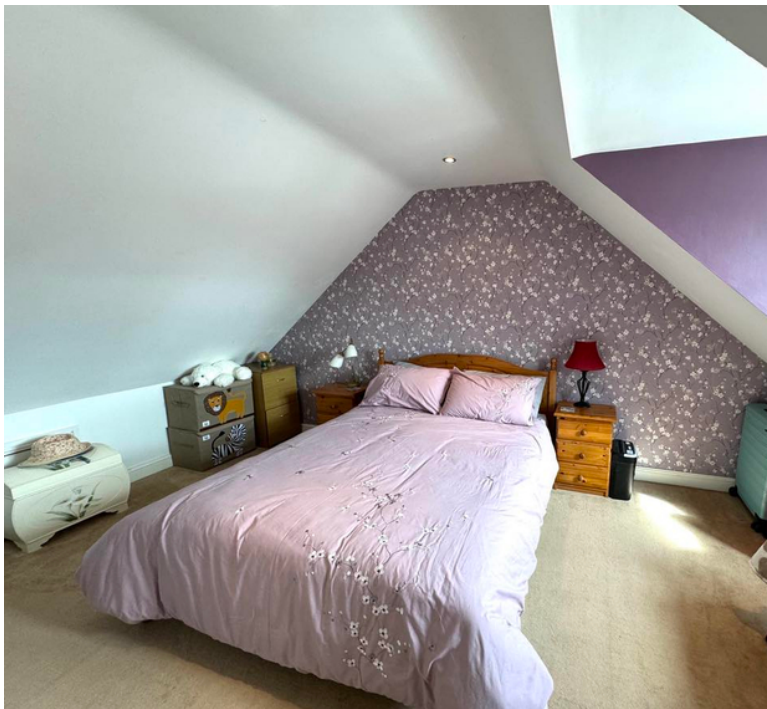
This property is standard built construction. The property is connected to mains gas, electricity and sewerage. Broadband speeds are (standard 7mbps, superfast 80mbps) Mobile signal strengths are medium strength for O2, EE and Vodafone and weak strength for Three.

## 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

GROUND FLOOR

1ST FLOOR



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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