



16 Tithe Close, Thringstone, Coalville, Leicestershire. LE67 8LZ

£229,950 Freehold

FOR SALE



PROPERTY DESCRIPTION

Situated in a popular village location close to local amenities, this beautifully presented two bedroom semi-detached home is new to the market and perfect for first-time buyers or downsizers alike. Offering driveway parking for two cars and a private rear garden with a decked seating area, the property also benefits from a newly fitted kitchen diner with granite worktops and integrated appliances, a spacious lounge and a bright conservatory ideal for additional living space. Upstairs, there are two good-sized bedrooms and a modern bathroom. Viewing is highly recommended to fully appreciate this lovely home.

EPC Rating TBC Council Tax Band B

FEATURES

- Two Bedroom Semi Detached Property
- Driveway Parking For Two Cars
- Spacious Conservatory With French Doors Onto Garden
- Cul-de-sac Location
- Close To Local Amenities
- Modern Kitchen Diner With Integrated Appliances
- Council Tax Band B
- EPC Rating TBC



ROOM DESCRIPTIONS

Ground Floor

Lounge

4.58m x 3.23m (15' 0" x 10' 7")

Entered via a uPVC front door into the lounge, with a uPVC double glazed window to the front providing natural light. Laminate flooring to the entrance area leads to a carpeted main living space. Stairs rise to the first-floor landing, and the room benefits from pendant and wall lighting, an electric fire, and a door leading through to the kitchen diner.

Kitchen Diner

4.58m x 2.60m (15' 0" x 8' 6")

The kitchen diner features wood effect flooring and pendant lighting, with a uPVC double glazed window to the rear and uPVC double glazed French doors leading into the conservatory. The kitchen is fitted with a range of matching shaker-style base and eye level units complemented by granite worktops and a tiled splashback. Integrated appliances include an oven, microwave and washing machine, along with an induction hob and extractor hood above. There is a one and a half bowl sink with drainer grooves, and a door leading to the under-stairs storage cupboard, where the fridge freezer is currently housed.

Conservatory

3.84m x 2.40m (12' 7" x 7' 10")

The conservatory offers a lovely additional living space, featuring wood effect flooring and a glazed conservatory roof that allows for plenty of natural light. uPVC double glazed French doors provide access, with large opening windows to either side for added ventilation. The room is complete with wall lighting, creating a bright yet cosy atmosphere ideal for relaxing or entertaining.

First Floor

Landing

The first-floor landing is carpeted and fitted with pendant lighting, with a loft hatch providing access to the roof space. Doors lead off to both bedrooms and the bathroom.

Bedroom One

4.73m x 2.73m (15' 6" x 8' 11")

Bedroom One is a very good-sized master bedroom featuring a uPVC double glazed window to the front, allowing for plenty of natural light. The room benefits from built-in wardrobes, cupboards and a dressing table, providing excellent additional storage. Finished with carpeted flooring and pendant lighting, this is a comfortable and well-proportioned principal bedroom.



ROOM DESCRIPTIONS

Bedroom Two

2.67m x 2.67m (8' 9" x 8' 9")

Bedroom Two features a uPVC double glazed window to the rear, carpeted flooring and pendant lighting. A door leads to an over-stairs storage cupboard, which houses the Ideal combi boiler which has been regularly serviced.

Bathroom

1.81m x 1.64m (5' 11" x 5' 5")

The bathroom is fitted with a uPVC double glazed frosted window to the rear and pendant lighting. It comprises a bath with shower over and glass shower screen, pedestal hand wash basin and low flush WC. Finished with wood effect flooring and a radiator.

Outside

To the front of the property there is a driveway providing off-road parking for two vehicles, with scope to extend if required due to the generous gravelled front garden. A side gate provides access to the rear garden.

The rear garden is mainly laid to lawn and features a decking area with feature lighting, a patio area, and a gravelled section housing a large shed. Enclosed by timber panel fencing, with flower beds to the edges, the garden enjoys a good degree of privacy and provides an excellent space for relaxing or entertaining.

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 3mbps, superfast 33mbps and ultrafast 1000mbps. Mobile signal strengths are strong for O2 and medium for Vodaphone and EE.

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.

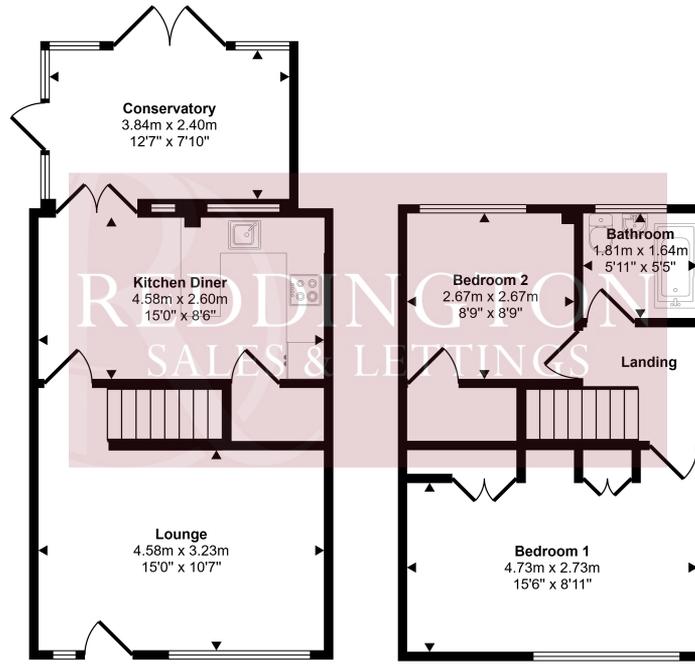






FLOORPLAN

Approx Gross Internal Area
75 sq m / 812 sq ft



Ground Floor
Approx 42 sq m / 456 sq ft

First Floor
Approx 33 sq m / 356 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.