



2 Rumsey Close, Thringstone, Coalville, Leicestershire. LE67 8NY

£370,000

FOR SALE



## PROPERTY DESCRIPTION

This beautifully presented, four double-bedroom detached property in the sought-after area of Thringstone offers a wealth of features for comfortable living. Situated on a desirable corner plot, the home boasts three reception rooms, including a spacious breakfast kitchen. The property also includes a detached garage at the rear and ample off-road parking at both the front and rear.

Inside, the extensive master bedroom provides a private retreat with an en-suite shower room, a walk-in wardrobe, and a stunning view over fields to the front. The family bathroom features a luxurious Jacuzzi bath, adding a touch of relaxation to daily routines.

With its elegant design, superb layout, and exceptional location, this property truly deserves an in-person viewing to fully appreciate its charm and potential.

Council Tax Band E   EPC Rating C

## FEATURES

- 4 bedroom detached property
- Breakfast kitchen with integrated appliances
- 2 reception rooms
- Separate dining room
- Walk-in wardrobe to master bedroom
- Fitted wardrobes
- Jacuzzi bath in family bathroom
- En-suite to master bedroom
- EPC rating C
- Council Tax Band E



## ROOM DESCRIPTIONS

### Entrance Hall

1.355m x 1.57m (4' 5" x 5' 2") Entered through a composite door featuring a leaded light insert with diamond patterns and frosted side glass, the entrance hall has laminate flooring and space for hanging coats. There is a storage cupboard that also houses the electrics and space for a tumble dryer.

### Reception Room

4.30m x 4.11m (14' 1" x 13' 6") This bright room benefits from a large UPVC double-glazed window to the front aspect, offering views beyond. The room features engineered wood flooring, a double panel radiator, and a panelled feature wall. Integrated ceiling spotlights, wall lights, and coving complete the look. There are additional power points on the walls, and stairs lead up to the first-floor landing. Doors provide access to both the kitchen and the second reception room.

### Second Reception Room

4.10m x 4.51m (13' 5" x 14' 10") Designed to be a flexible space, this room can be used as a lounge. It features an open fire with a tiled hearth (note: the current owners have never used the fire). A large UPVC double-glazed window to the front aspect allows for plenty of natural light. The room includes a double panel radiator, ceiling rose with feature lighting, coving, and carpeted floors. Internet connection and TV aerial points are also present.

### Kitchen & Breakfast Bar Area

5.19m x 2.73m (17' 0" x 8' 11") This cream-fitted kitchen comes with integrated appliances, including a Hotpoint double oven with microwave, a Bosch dishwasher, and a Bosch four-ring gas hob with a stainless steel splashback and extractor fan. The kitchen is further equipped with a one-and-a-half bowl drainer sink with a mixer tap and under-counter lighting. There is space and plumbing for a washing machine, and the room features tiled flooring, a double panel radiator, and a breakfast bar. French patio doors, made from UPVC, open onto the patio area. The kitchen leads to the dining area through an archway.

### Dining Room

4.05m x 2.00m (13' 3" x 6' 7") A bright and airy room, thanks to two sets of French patio doors that open onto a raised decking area, providing views over the corner plot. The dining area features an arched window to the side aspect, a radiator, integrated wall lights, and ceiling spotlights.

### Stairs to First Floor

A spacious gallery landing with integrated ceiling spotlights and a storage cupboard. There is access to the roof space, which is enclosed by a feature arched recess.



## ROOM DESCRIPTIONS

### Main Bedroom

4.09m x 4.17m (13' 5" x 13' 8") A standout feature of the property, this generously sized master bedroom boasts a UPVC double-glazed window to the front aspect, offering delightful views over the fields beyond. The room includes a large walk-in wardrobe, double panel radiator, integrated ceiling spotlights, TV aerial point, and electrical sockets. Cream carpet completes the luxurious feel.

### Walk-In Wardrobe (Feature)

The walk-in wardrobe in the master bedroom is a significant feature, offering ample storage space and adding to the overall luxury of the bedroom. It's large enough for additional customization or built-in shelving solutions.

### En-Suite Shower

2.76m x 1.92m (9' 1" x 6' 4") This en-suite features a double freestanding shower with an extractor fan overhead. The walls are fully tiled, and a frosted UPVC double-glazed window provides natural light while maintaining privacy. The bathroom includes a pedestal wash basin with mixer taps, a WC, a wall-mounted mirrored vanity unit, and vinyl flooring.

### Bedroom Two

3.59m x 3.17m (11' 9" x 10' 5") This bedroom is located at the front of the property and benefits from stunning views through its UPVC double-glazed window. It also features mirrored wardrobes, integrated ceiling spotlights, a radiator, and cream carpet.

### Bedroom Three

Located at the rear of the property, this bedroom includes fully fitted wardrobes, a UPVC double-glazed window, a radiator, integrated spotlights, and cream carpet.

### Bedroom Four

2.17m x 2.30m (7' 1" x 7' 7") Currently used as an office, this room offers enough space for a single bed. It is located at the front of the property and also enjoys the same delightful views. The room features a window, single panel radiator, ceiling spotlights, and carpet flooring.

### Family Bathroom

2.35m x 1.64m (7' 9" x 5' 5") The family bathroom is equipped with a double-ended spa Jacuzzi bath with mixer taps, an electric shower with a glass screen, and a UPVC double-glazed frosted window. Additional features include a low-level WC, a wash basin with mixer taps set over a vanity unit, partial tiling, a radiator, vinyl flooring, and a wall-mounted backlit mirror.

### Garage

The garage benefits from an up and over door, electric light and power with off road parking to the front.

### Outside

This charming corner plot offers a versatile rear garden, perfect for families and entertaining alike. The garden includes a well-kept lawn, a pathway leading to a stylish







# EPC

