



37 Loughborough Road, Thringstone, Coalville, Leicestershire.  
LE67 8LQ

£380,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

### Charming Two-Bedroom Detached Bungalow in Sought-After Thringstone with Loft Room & Stunning Garden Views

Located in the highly sought-after village of Thringstone, this beautifully presented two-bedroom detached bungalow offers spacious and flexible living in a peaceful yet convenient setting, close to local amenities. The property features two generous double bedrooms, a stylish open-plan kitchen diner, and a bright orangery with Bifolds that open onto a large, well-maintained rear garden—perfect for entertaining or relaxing. A fully converted loft room provides additional versatile space, ideal as a home office, guest bedroom, or hobby room.

The rear garden is a true highlight, boasting picturesque views of the local church and offering a tranquil outdoor retreat. With its combination of charm, space, and location, this is a rare opportunity not to be missed. Early viewing is highly recommended!

EPC Rating D      Council Tax Band C

## FEATURES

- Two Bedroom Detached Bungalow
- Spacious Garden with Church Views
- Orangery with Patio Doors Onto Garden
- Open Plan Kitchen Diner
- Additional Loft Room
- Close to Local Amenities
- Council Tax Band C
- EPC Rating D



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

1.47m x 2.91m (4' 10" x 9' 7")

Accessed via a composite door, the hallway features Koi matting, vinyl flooring, a wall-mounted heating control panel, radiator, pendant lighting, smoke alarm, and a storage cupboard housing the consumer unit.

#### Open Plan Kitchen Diner

Dining Area - 3.27m x 2.53m (10' 9" x 8' 4") A flexible family space with coving to ceiling, smoke alarm, radiator, and vinyl flooring.

Kitchen Area - 2.41m x 4.09m (7' 11" x 13' 5") Fully fitted with matching base and eye-level units, integrated Lamona fan-assisted electric oven, electric hob with splashback and extractor fan, ceramic one and a half bowl sink with mixer tap, integrated dishwasher, space and plumbing for a fridge freezer, under-cabinet lighting, tile splashbacks, and a panoramic UPVC double glazed window with garden and church views.

#### Sitting Room

3.47m x 4.58m (11' 5" x 15' 0") A cozy yet spacious room featuring a multi-fuel burner with stone hearth and decorative beam mantle, coving, integrated spotlights, and carpet. UPVC double glazed sliding doors lead into the orangery.

#### Orangery

4.58m x 3.5m (15' 0" x 11' 6") A light-filled, versatile space with part-brick base, bifold doors opening onto the patio, UPVC double glazed windows to the side and kitchen aspects, integrated spotlights, and double panelled radiator.

### Inner Lobby

1.97m x 0.84m (6' 6" x 2' 9") With vinyl flooring, UPVC window to rear with blind, built-in storage cupboard, and UPVC frosted door opening to the study/playroom.

### Study/Playroom

2.15m x 4.21m (7' 1" x 13' 10") Currently used as a study/playroom, this fully insulated room would also suit use as a pet room, hobby space or boot room. With tiled flooring, radiator, lighting, power, and UPVC double glazed door and windows to the side and rear aspects.

### Family Bathroom

1.78m x 2m (5' 10" x 6' 7") Fitted with a Jacuzzi-style bath, separate shower, vanity unit with wash basin and WC, fully tiled walls and floors, UPVC frosted window to side, spotlights, coving, and radiator.

### Bedroom One

3.33m x 3.33m (10' 11" x 10' 11") A generous double room with fitted shutters, carpeted flooring, radiator, pendant lighting and UPVC double glazed window.

### Bedroom Two

3.26m x 3.33m (10' 8" x 10' 11") Another excellent double with UPVC window to the front, fitted shutters, pendant light, radiator, and carpet.



## ROOM DESCRIPTIONS

### Garage

2.41m x 4.94m (7' 11" x 16' 2") plus recess. Fitted with electric light, power, and Worcester boiler. Also houses space and plumbing for washing machine and fridge freezer. Features an electric roller door and wood store for the log burner.

### Outside

To the front, a generous block-paved driveway provides ample parking for multiple vehicles, a caravan, or motorhome, with vehicle access to the garage. The rear garden is a standout feature—beautifully landscaped and thoughtfully designed for both relaxation and practicality. It includes two patio seating areas, vegetable plots, a well-maintained lawn bordered by mature shrubs, and a gravelled area with a greenhouse. Additional features include an outside tap, lighting, and secure side gated access. The garden also enjoys stunning views of the local church, creating a peaceful and picturesque outdoor retreat.

### First Floor - Rooms in the Roof

#### Loft Room/Hobby Space

7.63m x 3.11m (25' 0" x 10' 2") A fantastic bonus space for hobbies, office, or playroom, complete with radiator, pendant lighting, carpet, and UPVC double glazed window to rear with views over the garden and church. Ample storage in the eaves and access to:

#### Storage Room

1.9m x 2.43m (6' 3" x 8' 0") Useful additional storage with lighting.

### Agents Notes

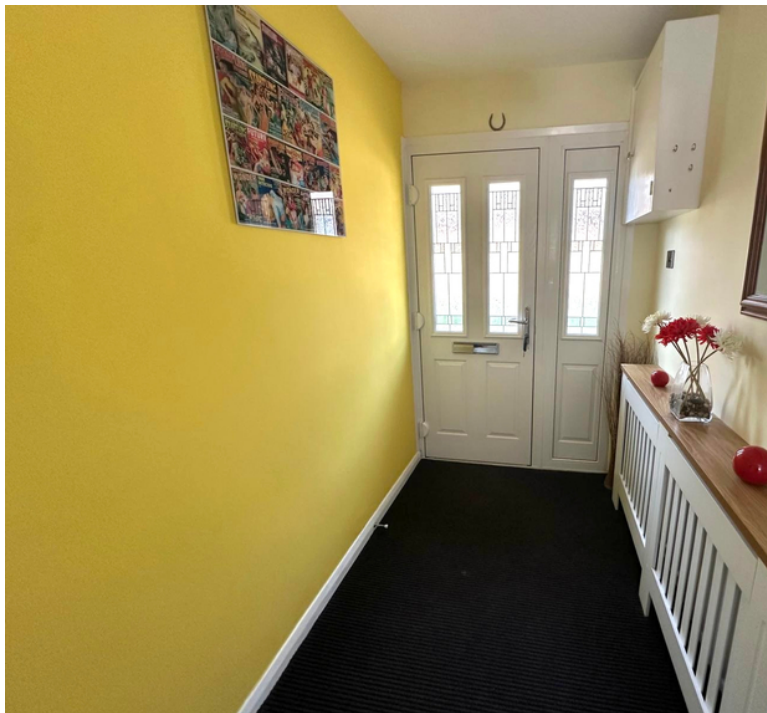
This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 4mbps, superfast 80mbps and ultrafast 1000mbps. Mobile signal strengths are strong for O2 and EE and medium for Vodafone.

### Legal Information

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FLOORPLAN & EPC

GROUND FLOOR

1ST FLOOR



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