



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

£240,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

New to the market and situated in a popular village location close to local amenities, this beautifully presented three-bedroom home is in great condition throughout. The property offers a welcoming entrance hall, a stylish lounge with built-in media wall, and a spacious open-plan kitchen diner featuring sage green fitted units, integrated appliances, and an additional living area with sliding doors opening onto the private rear garden. Upstairs, there are three well-proportioned bedrooms and a fully tiled family bathroom, along with loft access for extra storage. Externally, the home benefits from a tarmaced driveway providing parking for multiple vehicles, a single garage, and a generous enclosed rear garden with lawn, patio area, and shed — perfect for outdoor entertaining. Viewing is highly recommended.

EPC Rating C Council Tax Band B

FEATURES

- Three Bedroom Semi Detached Property
- Open Plan Kitchen Diner
- Sliding Doors Onto Rear Garden
- Single Garage
- Private Rear Garden with Patio Areas
- Driveway Parking for Multiple Cars
- Village Location With Amenities
- Gas Central Heating & Double Glazing
- Council Tax Band B
- EPC Rating C



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Entered via a uPVC front door, the entrance hall features vinyl wood-effect flooring and pendant lighting. A uPVC double glazed window to the side provides natural light, and a further door leads into the lounge.

Lounge

The lounge features a uPVC double glazed window to the front and pendant lighting. The room is carpeted and includes a built-in media wall with storage cupboards and shelving. A doorway leads into the kitchen diner, and a door provides access to the first floor stairs.

Kitchen Diner

The spacious open-plan kitchen diner features wooden flooring throughout, with spotlights over the kitchen area and pendant lighting above the dining space. The kitchen is fitted with sage green matching base and eye-level units complemented by contrasting worktops, and includes an extractor hood, induction hob, one and a half bowl sink with drainer grooves, double oven, and integrated fridge freezer, dishwasher, and washing machine.

A uPVC double glazed window to the rear and uPVC double glazed sliding doors open into the rear garden, while a further door leads into the garage. The additional living area provides space for sofas and benefits from two further uPVC double glazed windows to the rear, allowing plenty of natural light to fill the room.

First Floor

Landing

The landing is carpeted and features pendant lighting. A loft hatch provides access to a boarded loft fitted with a ladder and light. Doors lead to all three bedrooms and the bathroom.

Bedroom One

Bedroom one is a spacious double room featuring a uPVC double glazed window to the front, allowing plenty of natural light. The room is carpeted and benefits from pendant lighting and a built-in wardrobe for convenient storage.

Bedroom Two

Bedroom two is another double bedroom with a uPVC double glazed window to the rear. The room is carpeted and features pendant lighting, along with two sets of built-in wardrobes and storage cupboards providing ample storage space.

Bedroom Three

Bedroom three is a good-sized third bedroom featuring a uPVC double glazed window to the front. The room is carpeted and benefits from pendant lighting.



ROOM DESCRIPTIONS

Bathroom

The bathroom is fully tiled to all walls and features vinyl flooring and spotlights. It comprises a bath with shower over, pedestal hand wash basin, and low flush WC. A door leads to a useful storage cupboard, and a uPVC double glazed frosted window to the rear provides natural light and privacy.

Outside

To the front of the property is a tarmaced driveway providing off-road parking for multiple cars, along with an up and over door giving access to the single garage. To the rear is a lovely private garden, mainly laid to lawn with a patio area to the back, ideal for outdoor seating and entertaining. The garden also benefits from a shed for additional storage and is fully enclosed with timber panel fencing.

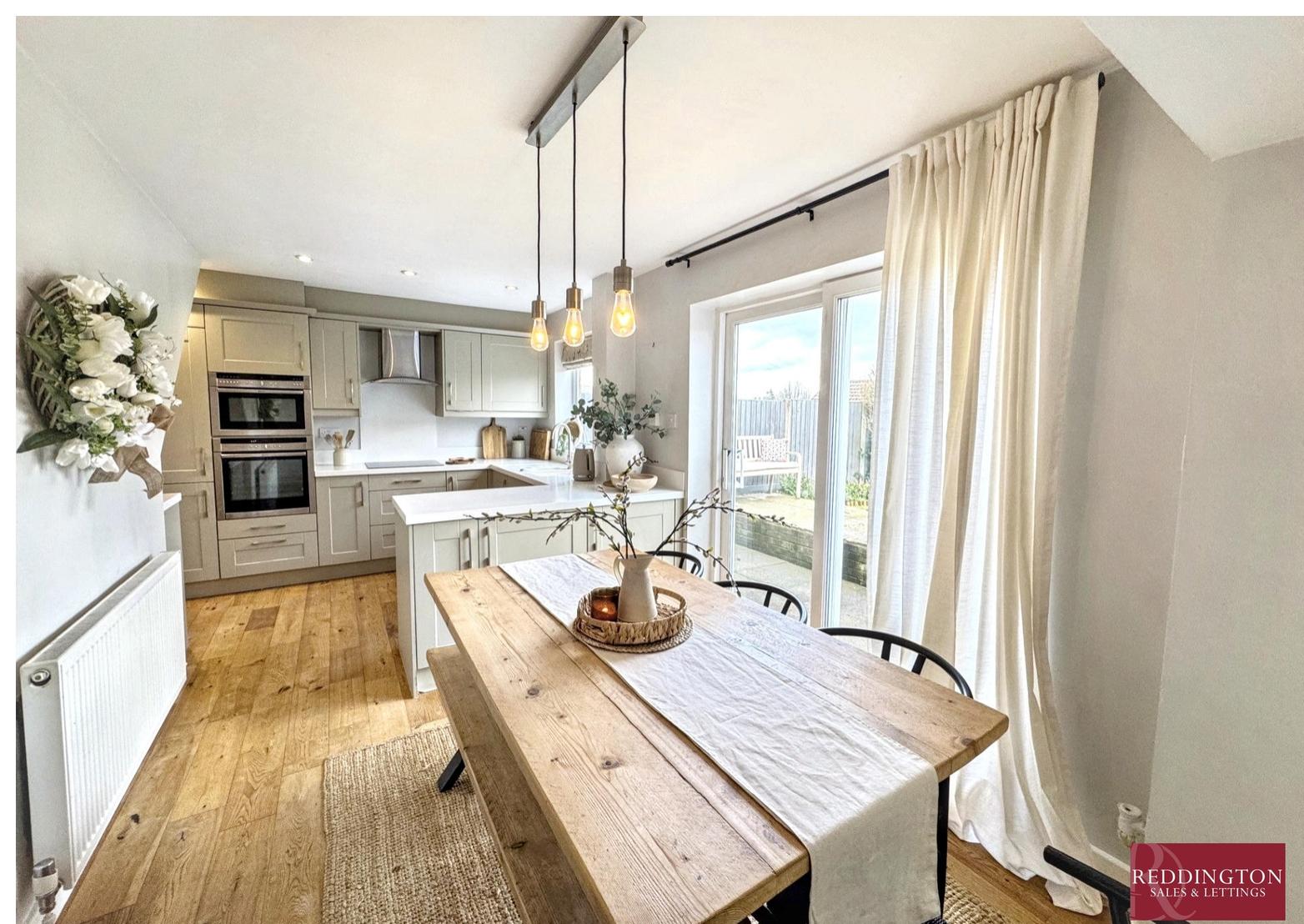
Agents Notes

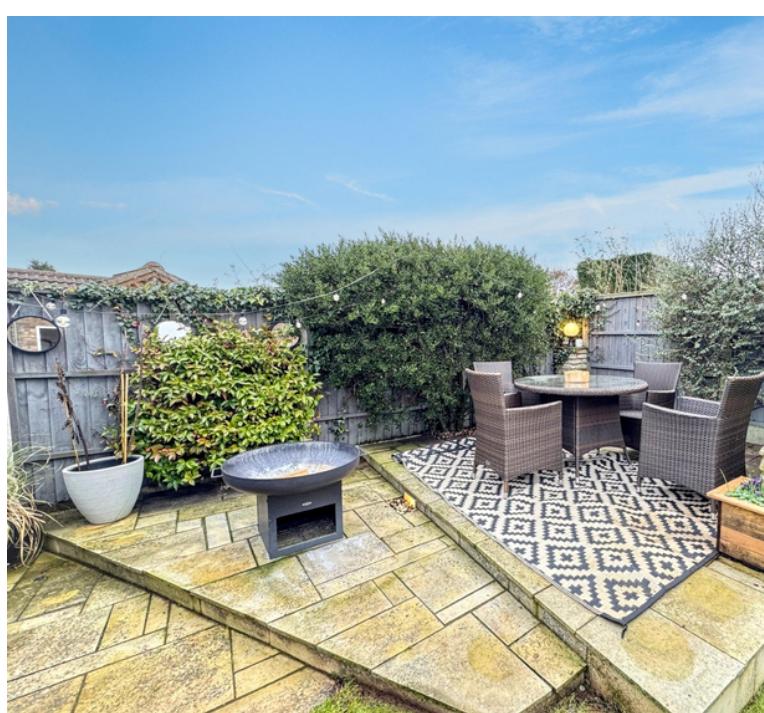
This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 3mbps, superfast 33mbps and Ultrafast 1000mbps. Mobile signal strengths are strong for O2 and medium strengths for Vodafone and EE.

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.







EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	