



92 Melrose Road, Thringstone, Coalville, Leicestershire. LE67
8NH

£180,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

4 DOUBLE BEDROOMS! Reddington Sales & Lettings are pleased to bring to market this DECEPTIVELY SPACIOUS 4 double bedroom semi detached property, which occupies a generous corner plot with front, side and rear gardens. The property is located within the village of Thringstone with local amenities nearby. There are also excellent road work links to surrounding towns and villages. We do believe the property to be of non-standard construction and is in need of some internal modernisation. Viewing is very highly recommended to appreciate the plot size of this property!

EPC rating D, Council tax band B. Tenure- Freehold

FEATURES

- NO UPWARDS CHAIN
- 4 DOUBLE BEDROOMS
- Semi detached property
- Large corner plot
- Large rear garden
- Pleasant outlook
- Large lounge
- Large kitchen diner
- EPC D
- Tenure- Freehold
- Council Tax Band B



ROOM DESCRIPTIONS

Front

Hedged borders to the front with a gravelled garden that stretches round to the side with hand gate. Further gate leads through to the rear garden.

Lounge

3.56m x 6.04m (11' 8" x 19' 10") A spacious living area with uPVC double glazed windows to the front and rear, heating radiator, ceiling pendant lighting and carpeted.

Kitchen/Diner

3.75m x 5.01m (12' 4" x 16' 5") A large sized kitchen/dining area with a selection of fitted wall and base units with worktop over, sink and drainer, integrated dishwasher, range style cooker and hob, plumbing for washing machine, tiled splashbacks, uPVC double glazed window to the rear and door to the side, carpeted, ceiling pendant lighting and heating radiator.

WC

A handy ground floor cloakroom with small uPVC double glazed window to the front, WC, ceiling pendant lighting and carpeted.

Stairs & Landing

Stairs leading up from the entrance hall. Landing giving access to all 4 bedrooms and the shower room.

Shower Room

2.25m x 1.81m (7' 5" x 5' 11") With double walk in shower enclosure and mains wall mounted shower, WC, hand wash basin, uPVC double glazed opaque window to the rear, heating radiator, ceiling pendant lighting wood effect flooring.

Bedroom 1

3.57m x 3.13m (11' 9" x 10' 3") Large double sized bedroom with uPVC double glazed window to the front, fitted storage, heating radiator, access to the boiler, ceiling pendant lighting and carpeted.

Bedroom 2

2.81m x 3.55m (9' 3" x 11' 8") Large double sized bedroom with uPVC double glazed window to the front, fitted storage, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 3

2.06m x 2.70m (6' 9" x 8' 10") Double sized bedroom with uPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 4

2.74m x 2.31m (9' 0" x 7' 7") Double sized bedroom with uPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

Rear Garden

A very large rear garden with a pleasant outlook. Mostly laid to lawn with slabbed patio areas, gravelled areas and fenced/hedged boundaries. Gated access.

Agents Note

This property is believed to be of none standard construction. The property is connected to mains gas, electricity and sewerage. Broadband speeds are (standard 7mbps, superfast 80mbps, ultrafast 1000mbps) 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.



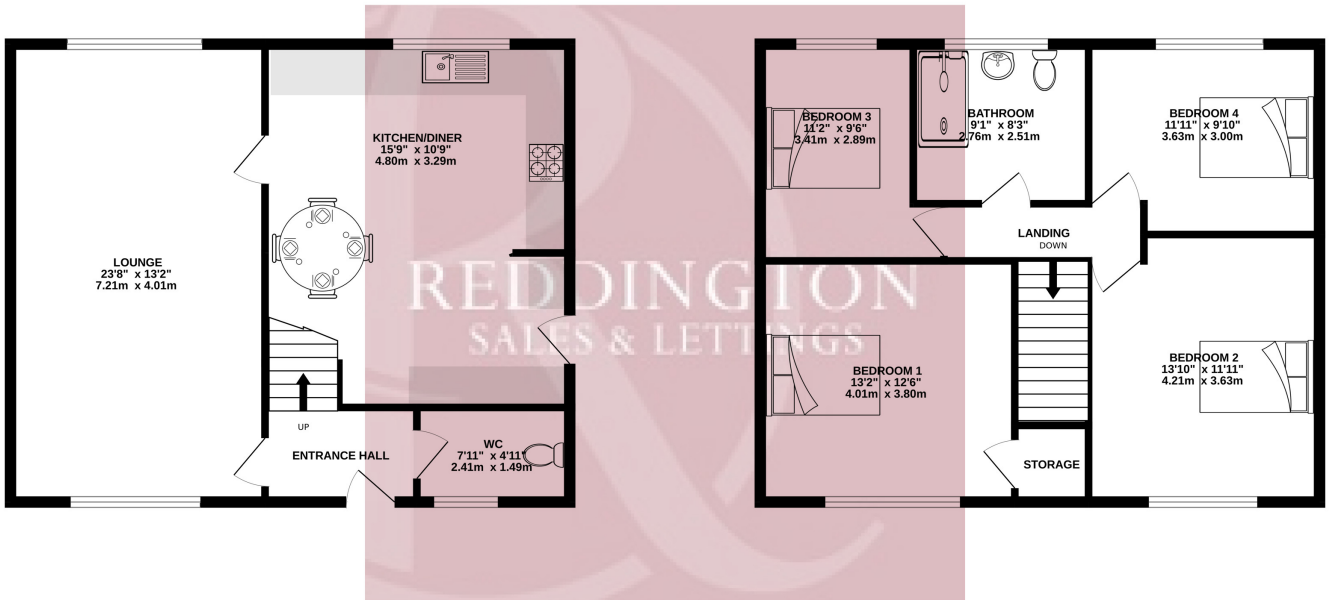




FLOORPLAN & EPC

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	