



14 Glebe Road, Thringstone, Coalville, Leicestershire. LE67 8NW

£260,000 Freehold

FOR SALE





## PROPERTY DESCRIPTION

A beautifully presented three-bedroom semi-detached home in the heart of Thringstone, offering spacious and flexible living accommodation, a stunning entertaining garden, and a superb garden workshop/home office. With an extended kitchen diner, versatile side extension, and stylish bathroom, this home is perfect for modern family living. Outside, the low-maintenance landscaped garden with decked entertaining space and optional hot tub provides the ideal retreat, while the fully powered workshop offers endless potential for hobbies or working from home. Early viewing is highly recommended.

EPC Rating D      Council Tax Band B

## FEATURES

- Three Bedroom Semi Detached Property
- Extended Kitchen Diner
- Spacious Workshop With Power & Lighting
- Sought After Village Location
- Low Maintenance Landscaped Garden
- Close to Local Amenities
- EPC Rating D
- Council Tax Band B



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Porch

2.33m x 1.07m (7' 8" x 3' 6")

Entered via a composite door, the property opens into an entrance porch, part brick with UPVC double glazed frosted windows to the front aspect, carpeted flooring, and door leading through to the main reception room.

#### Reception Room/Lounge

A spacious, open-plan reception area offering flexibility as a sitting room with dining space or lounge with office area. Features include a UPVC double glazed bay window to the front aspect, double and single panel radiators, coving to ceiling, quality flooring, and an additional UPVC double glazed window to the side aspect. A door leads through to the first-floor landing and kitchen.

#### Kitchen/Dining/Sitting Area

5.69m x 2.52m widening to 3.58m (18' 8" x 8' 3")

The property boasts an extended kitchen diner with further scope as a kitchen/sitting space. The kitchen comprises white fitted units with contrasting worktops, a stainless steel one and a half bowl sink with mixer tap, UPVC double glazed window to side aspect, and further UPVC glazed door leading to the side extension/pantry storage. Appliances include a five-ring gas hob with stainless steel splashback and extractor hood, and space/plumbing for a washing machine. Further benefits include a radiator, coving to ceiling, and recessed spotlights. UPVC double patio doors open onto the garden's decked area with delightful views.

### Side Extension

6.22m x 2.59m (20' 5" x 8' 6")

Currently used as a dining room, this versatile space was originally a conservatory and has since been upgraded with a lightweight insulated tiled roof and Therolight walls. The vendors advise additional information on works completed will be made available.

### Outside

The rear garden has been designed as the perfect entertaining space, including a covered seating area, decked terrace, lighting, and an optional hot tub (available by separate negotiation). Steps lead up to a low-maintenance Astroturf garden with raised beds, borders, and further storage.

At the top of the garden sits a superb workshop/home office (4.15m x 4.69m), timber-framed and in excellent condition, benefiting from electric light and power — ideal for hobbies, a studio, or work-from-home space.

### First Floor

#### Landing

Carpeted with UPVC double glazed side window, access to loft space, and cupboard housing the Worcester boiler with shelving for additional storage.





## ROOM DESCRIPTIONS

### Bedroom One

3.22m x 3.55m (10' 7" x 11' 8")

Front aspect double bedroom with UPVC window, fitted wardrobes, carpet, radiator, pendant lighting, and coving.

### Bedroom Two

2.78m x 3.38m (9' 1" x 11' 1")

Rear aspect double bedroom with UPVC window, carpet, radiator, pendant lighting, and coving.

### Bedroom Three

1.94m x 2.58m (6' 4" x 8' 6")

Front aspect single bedroom with UPC window, shelving over the stair bulkhead, radiator, and carpet.

### Bathroom

2.35m x 1.74m (7' 9" x 5' 9")

A stylish family bathroom comprising low-level WC, wash hand basin set within vanity unit, double shower, fully tiled walls, ceramic tiled flooring, chrome heated towel rail, mirrored back-lit vanity cabinet with shaver point, UPVC double glazed frosted window to the rear, and ceiling spotlights.

### 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 29mbps and ultrafast 1000mbps. Mobile signal strengths are strong for O2 and EE and medium for Vodaphone.

### 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.





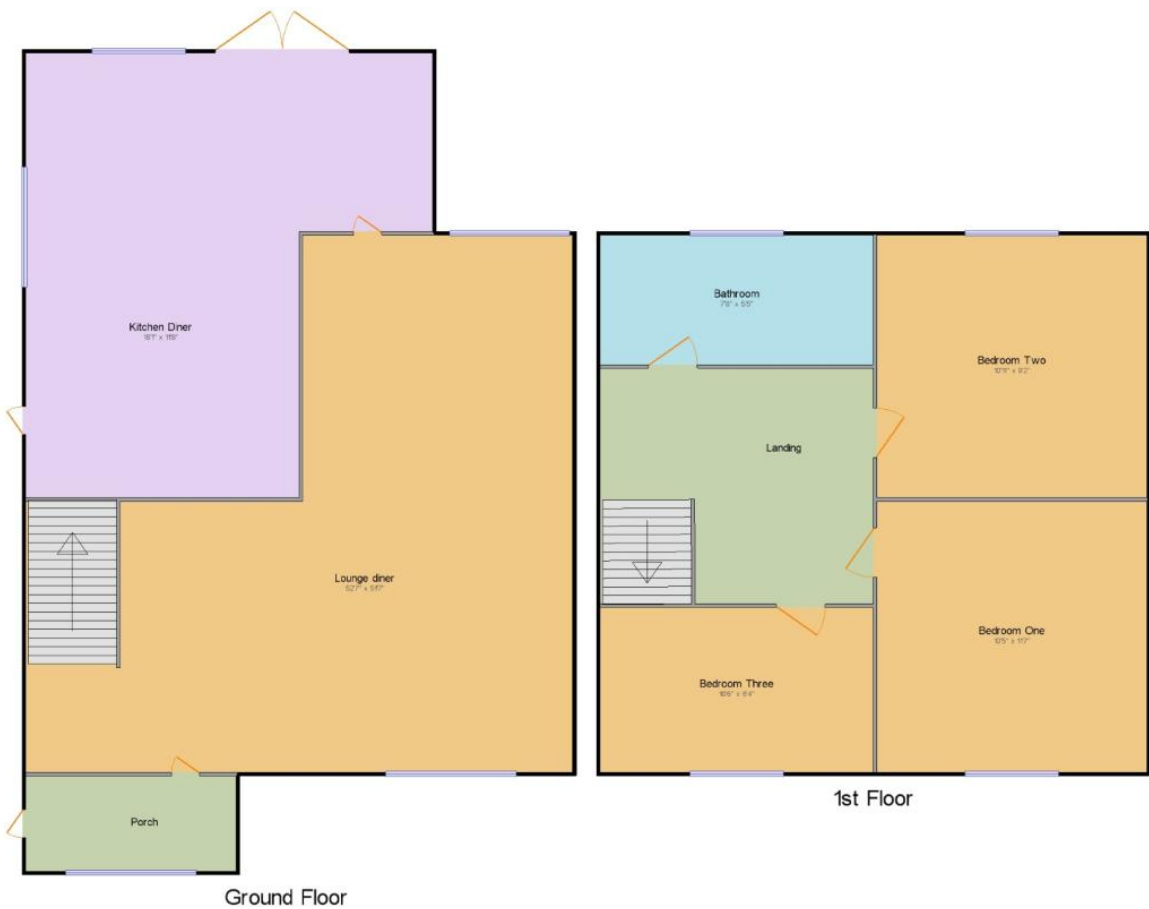








FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC