



**7a Loughborough Road, Thringstone, Coalville, Leicestershire.  
LE67 8LQ**

**£240,000 Freehold**

**REDUCED**



## PROPERTY DESCRIPTION

Reddington Sales and Lettings proudly present this new build property developed by Elliot New Homes Ltd. This family-owned business has built many properties in Leicestershire and Nottinghamshire.

This property offers flexible accommodation, potentially with three bedrooms, including an ensuite bathroom and a second bedroom on the first floor which could also serve as a dressing room. On the ground floor, there is an additional bedroom/study. The open plan kitchen and living area is a must-see, enjoying plenty of sunlight in the afternoon. It also features double doors that open out onto a raised patio area and a garden with a shed on the side.

The property includes Build-Zone New Home Warranty insurance and has been constructed in compliance with the latest Part L building regulations, resulting in an energy performance certificate (EPC) rating of B.

Located just off a private driveway in the heart of the popular village of Thringstone in Leicestershire, this location is part of the National Forest and benefits from excellent road links to M42, M1, and A50. The village of Thringstone has a Co-Op supermarket, a local One-Stop shop with a Post Office located within, a primary school and local pub/restaurants.

## FEATURES

- Stunning New Build Property
- Beautiful Living Kitchen
- French Doors onto Patio Area
- Master Bedroom with Ensuite
- Parking for 2 or 3 Cars
- EV Charging point
- Built to High Energy Efficiency Standards
- Air Source Heat Pump for Economic Heating
- EPC Rating B



## ROOM DESCRIPTIONS

### Introduction

The building has been constructed to comply with the latest building regulations. This includes an increase in the brick/block wall cavity from 100mm to 150mm. As a result, there is a substantial increase in thermal value, leading to less heat loss and lower heating costs. Additionally, there have been upgrades to the building code, including improvements to windows for solar overheating and ventilation.

It's important to note that the building does not have a gas supply; all systems are electric-powered. Heating and hot water are provided via a heat source pump system. The hot water tank/heating unit is located in a ground floor cupboard beneath the stairs, while the heat source pump unit is situated outside in the rear garden side elevation. The internal heating radiators are aluminum constructed to maximize heat radiation.

Lighting throughout the property is provided by low-voltage LED lighting, both indoors and outdoors. Exterior lighting is PIR motion detected for the front, side, and back areas. Furthermore, there is a single exterior charge point for electric vehicles located on the side elevation close to the front of the property. In addition, there are electric sockets with USB charge points in various locations within the property such as the kitchen and bedrooms.

The stormwater and sewer waste discharge into a combined electric pumped storage tank located at the front elevation (to the left of the front door when viewed from the front).

### Entrance Hall

UPVC door leading to hallway with stairs to first floor, door to sitting room/bedroom 3, downstairs bathroom and living kitchen. The hallway contains a small storage space under the stairs.

### Living Kitchen

4.98m x 4.63m (16' 4" x 15' 2")  
The kitchen is fitted with fully integrated units, along with space for either integrated or freestanding washing machine/dryer and a small under-counter fridge freezer. The kitchen is equipped with an electric hob, oven, and extractor fan. It also features a one-and-a-half bowl stainless steel sink and a hot and cold water monoblock chrome sink tap. Additionally, the kitchen has a small breakfast bar with storage and additional worktop space.

### Sitting Room/Bedroom 3

2.95m x 2.45m (9' 8" x 8' 0")  
Window to front.

### Downstairs Bathroom

2.45m x 1.94m (8' 0" x 6' 4")  
The ground floor bathroom includes an over-bath shower, with hot water provided by the heat source pump storage tank.

### Bedroom 1

4.01m x 3.42m (13' 2" x 11' 3")  
Door to en-suite.



## ROOM DESCRIPTIONS

### En-Suite

3.42m x 1.86m (11' 3" x 6' 1")

3 piece bathroom suite with hot water provided by the heat source pump storage tank.

### Bedroom 2

3.42m x 2.67m (11' 3" x 8' 9")

With window to front.

### Outside

French doors from kitchen lead out to patio area, there is also a lawned area and a shed to the side.

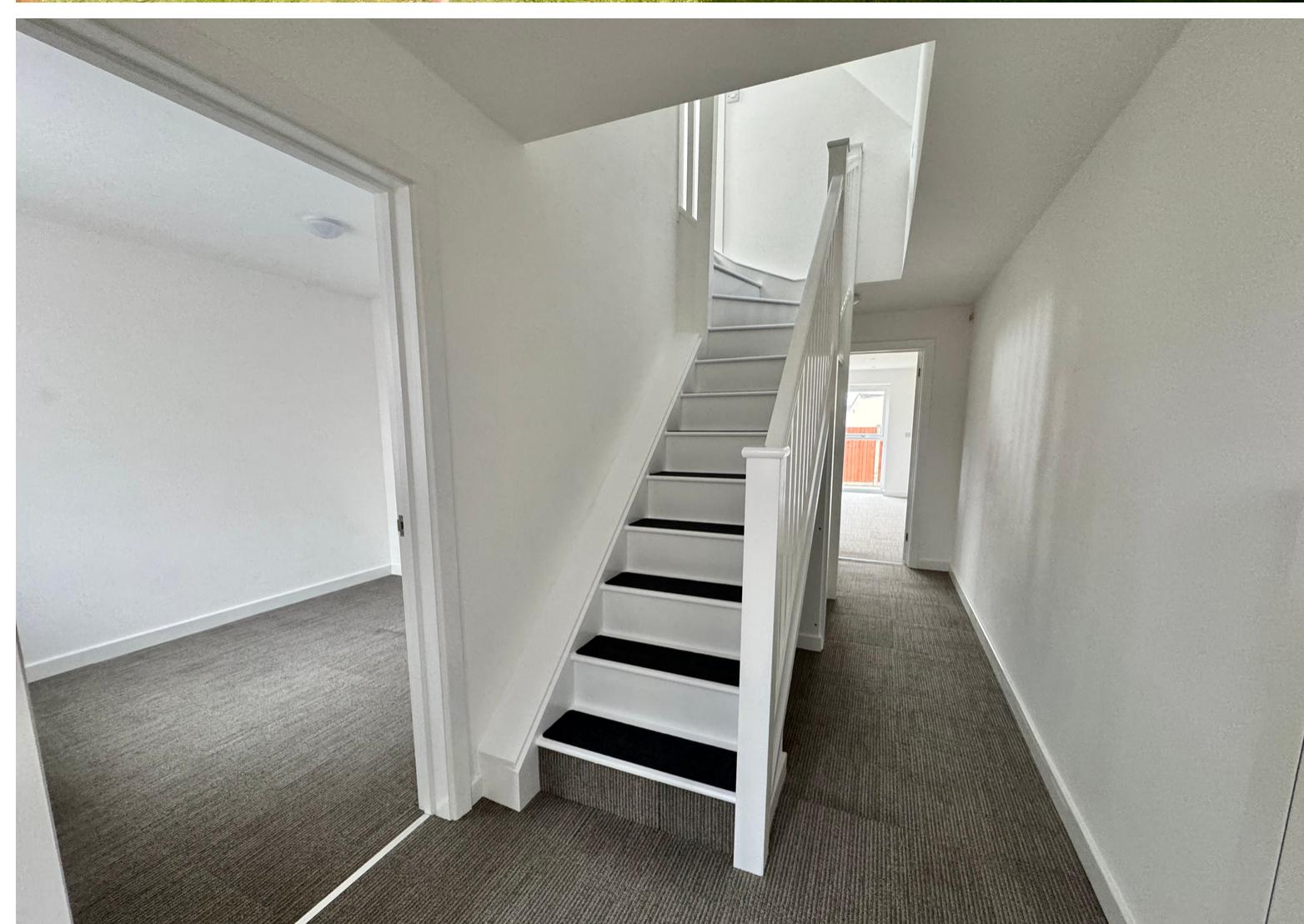
### Agents Notes

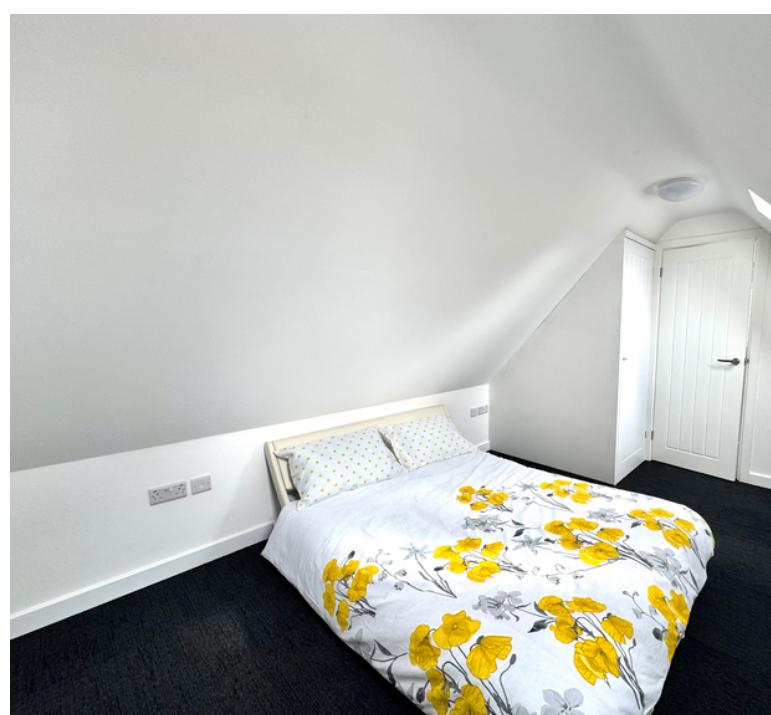
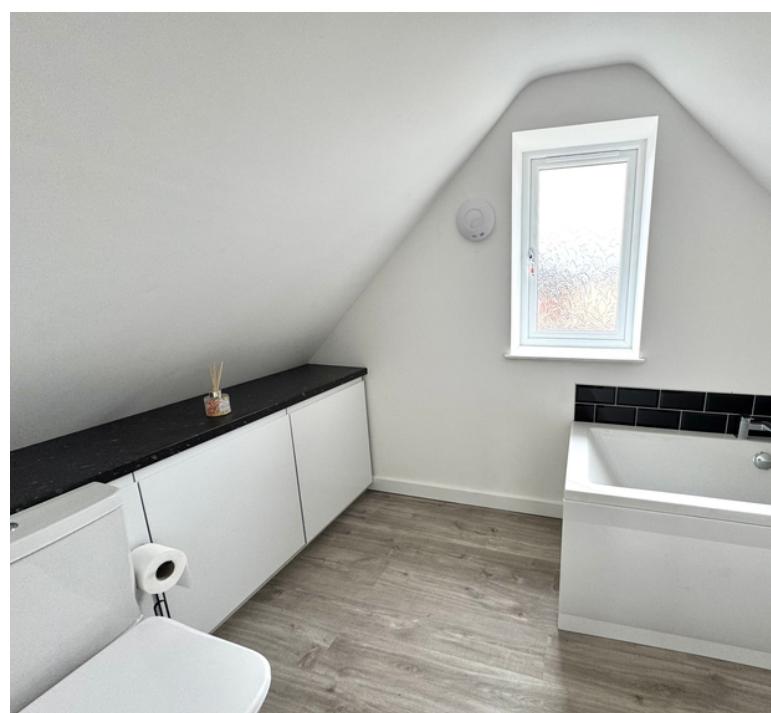
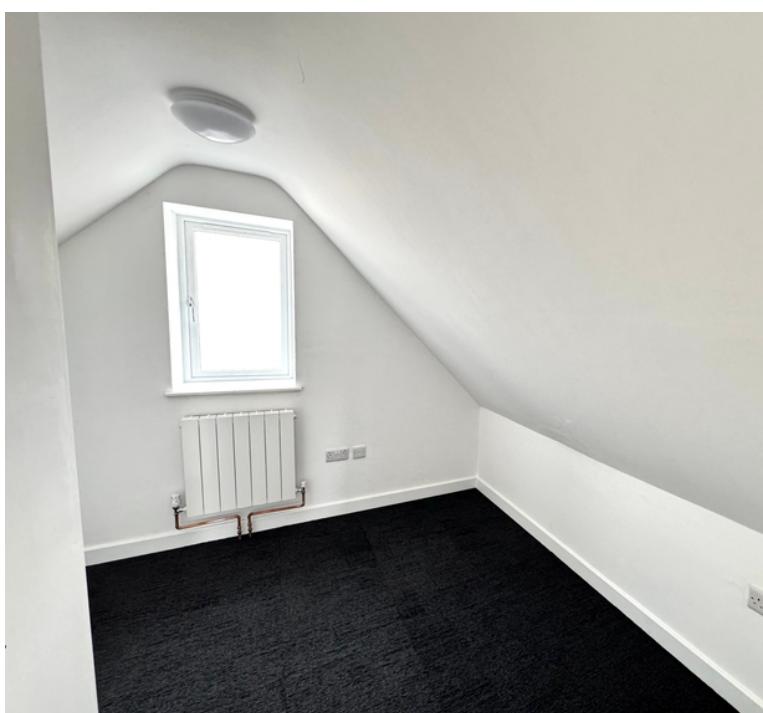
This property is believed to be of standard construction. The property is connected to mains electricity, water and sewerage. There is a BT phone line with copper cable for internet use, located within rear ground floor kitchen/lounge area near to French doors. Mobile signal strengths are strong for EE, O2 and medium for Three and Vodafone.

### Legal Information

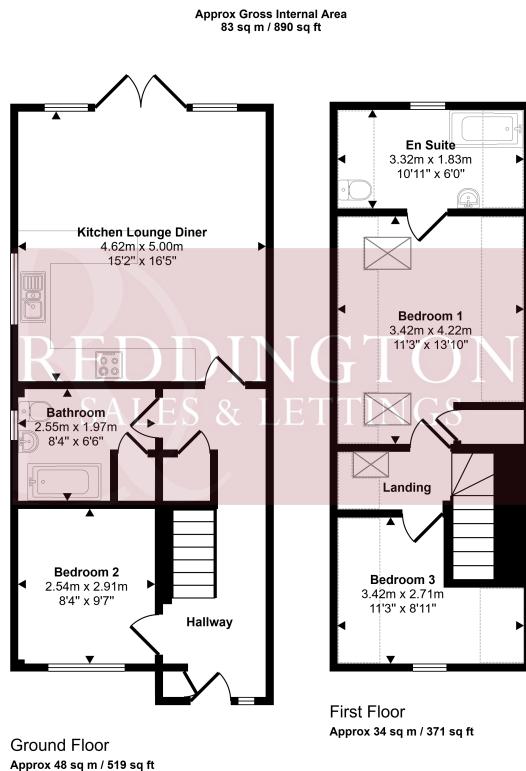
These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such 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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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