



13 Swallow Dale, Thringstone, Coalville, Leicestershire. LE67 8LY

£230,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Reddington Sales & Lettings are delighted to present this beautifully maintained three-bedroom semi-detached home, ideally located in the desirable village of Thringstone, just a stone's throw from the scenic Grace Dieu Woods. Perfect for families or first-time buyers, this spacious property offers modern living throughout, featuring UPVC double glazing, gas central heating, and the added bonus of off-road parking. The highlight of this home is the immaculate rear garden, complete with a mains-powered shed—ideal for storage or a garden workspace. This is a fantastic opportunity to secure a move-in-ready home in a peaceful yet well-connected location. Early viewing is highly recommended to fully appreciate the quality and space on offer.

Council Tax Band B EPC Rating C

FEATURES

- Three Bedroom Semi Detached Property
- Dining Room with French Doors to Rear Garden
- Good Sized Bedrooms Throughout
- Immaculate Rear Garden
- Off Road Parking for Multiple Cars
- Mains Powered Shed for Storage/Workspace
- Quiet Location
- Close to Local Amenities
- Council Tax Band B
- EPC Rating C



ROOM DESCRIPTIONS

Entrance Hallway

1.7m x 1.78m (5' 7" x 5' 10")

Accessed via a UPVC double glazed door with frosted window, the hallway features a fitted carpet, coving to the ceiling, pendant light, and a double panel radiator. It also provides access to the sitting room and includes a smoke alarm, BT Openreach master socket, and stairs leading to the first-floor landing.

Sitting Room

4.36m x 4.12m (14' 4" x 13' 6")

Spacious and light-filled, this inviting sitting room features a beautiful marble-effect stone fireplace crafted from Portuguese limestone, complete with an electric fire for a cosy focal point. A large UPVC double glazed window to the front, fitted with blinds, allows for plenty of natural light. Additional features include a fitted carpet, coving to the ceiling, pendant lighting, a radiator, and a TV aerial point. A door leads through to the dining room.

Dining Room

2.61m x 2.95m (8' 7" x 9' 8")

A lovely space for entertaining, the dining room features UPVC double glazed patio doors that open directly onto the garden. Finished with laminate-effect flooring, coving to the ceiling, a radiator, and pendant lighting, this room perfectly balances style and function. An open archway leads through to the kitchen.

Kitchen

2.49m x 2.72m (8' 2" x 8' 11")

Fitted with a range of light oak-effect wall and base units with one of them housing the annually serviced Worcester gas central heating boiler. The kitchen offers contrasting worktops and tiled splashbacks for a stylish finish. Integrated appliances include a Zanussi induction hob, fan-assisted electric oven, extractor fan, undercounter fridge, Beko washing machine, and a stainless steel sink with drainer and mixer tap. A UPVC double glazed window overlooks the garden, while a frosted door provides access to the side driveway. Additional features include ceramic tile flooring, undercounter lighting, integrated spotlights, an under-stairs pantry and also space for a freestanding freezer.

Landing

The landing provides access to all first-floor rooms and the loft, which is part-boarded with electric lighting. Features include a UPVC double glazed window to the side, fitted carpet, and a storage cupboard housing the hot water tank with shelving. A smoke alarm is also installed for added safety.

Bedroom One

3.61m x 3.2m (11' 10" x 10' 6")

A comfortable double bedroom featuring a UPVC double glazed window to the front. The room includes fitted wardrobes, a radiator, and a fitted carpet, offering both storage and comfort.



ROOM DESCRIPTIONS

Bedroom Two

3.32m x 2.79m (10' 11" x 9' 2")

Another spacious double bedroom featuring a UPVC double glazed window to the rear, a radiator, and a fitted carpet, offering a comfortable and versatile living space.

Bedroom Three

1.95m x 2.41m (6' 5" x 7' 11")

A well-sized single bedroom featuring a UPVC double glazed window to the front, laminate flooring, a radiator, and blinds. The room is finished with pendant lighting, offering a practical and cosy space.

Bathroom

2.33m x 1.67m (7' 8" x 5' 6")

The bathroom is fitted with a three-piece suite comprising a bath with Creda electric shower over, low flush WC, and pedestal wash basin. Fully tiled throughout, it features vinyl flooring, a radiator, integrated spotlights, and an extractor fan. A UPVC double glazed frosted window to the rear adds privacy and light.

Rear Garden

This well-maintained rear garden is fully enclosed with secure timber panel fencing and gated access. It features a patio area, a lush lawn with established borders, and practical additions like an outside tap, solar lighting, and a mains-powered garden shed. A pathway leads to the rear of the garden, adding charm to this peaceful outdoor space.

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 and superfast 77mbps. Mobile signal strengths are medium for O2, EE and Vodafone.

Legal Information

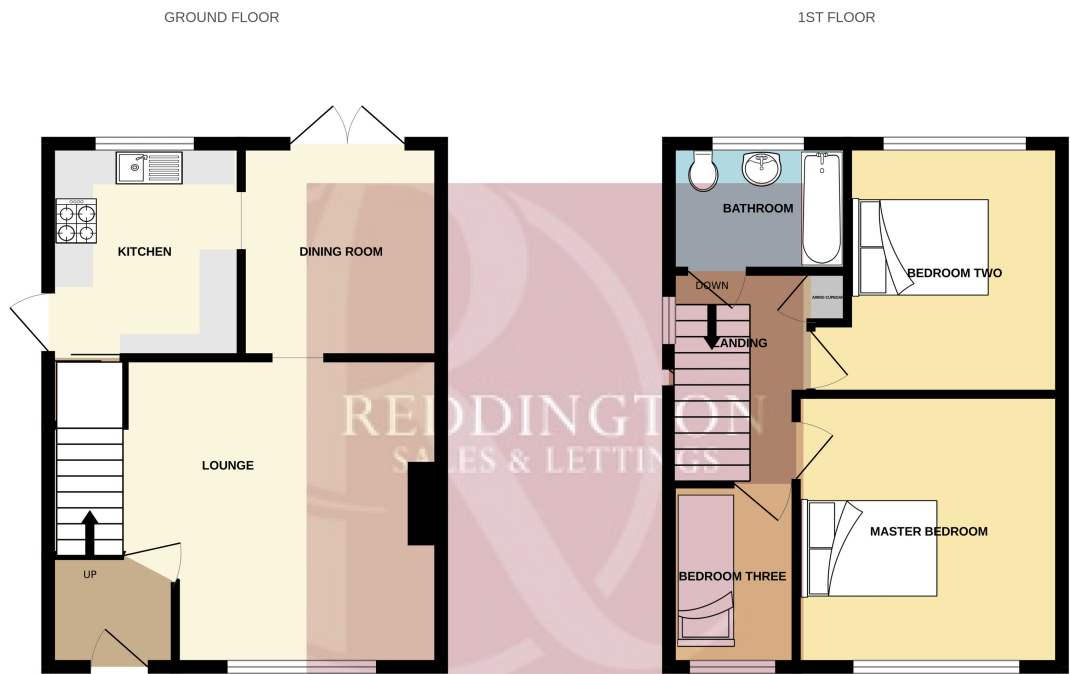
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FLOORPLAN & EPC



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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