28 Main Street, Thringstone, Coalville, Leicestershire. LE67 8NA

Perfect for investors wanting a buy to let or first time buyers wanting to get on the property ladder. This 2 bedroom terrace property comprises entrance hall, spacious lounge, kitchen and downstairs bathroom. The first floor comprises 2 bedrooms. There is a private garden to the rear and on street parking to the front of the property. Located in the popular village of Thringstone close to schools, transport links and local amenities.

FEATURES

- Terraced property
- 2 bedrooms
- Lounge
- Kitchen

- Downstairs bathroom
- Garden
- On street parking
- Popular village location

Details

Entrance hall
Fitted carpet, UPVC front door, pendant lighting

Lounge 3.42m x 4.32m
fitted carpet, window to front and back elevations, under stairs storage, gas fire place with brick hearth, pendant lighting, power and radiator

Kitchen 2.42m x 2.21m
Linoleum flooring, 4 ring electric hob oven, extractor fan, sink with drainer, window to side elevation, uPVC back door, pendant lighting, tiled splash back

Bathroom 2.06m x 1.82m
Laminate flooring, 3 piece suite, window to side elevation, tiled splash back, pendant lighting, radiator

Cont.

Landing
Fitted carpet, pendant lighting

Bedroom 1 4.33m x 3.42m
Fitted carpet, window to front elevation, storage over stairs, pendant lighting power and radiator

Bedroom 2 2.63m x 2.24m
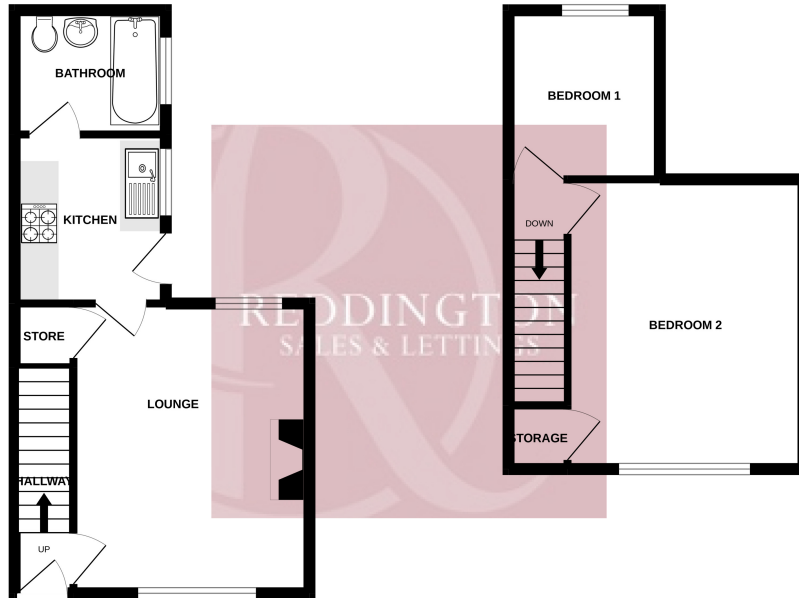Fitted carpet, window to rear elevation, pendant lighting power and radiator

Garden
Patio area and laid to lawn with shed

GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.

1ST FLOOR
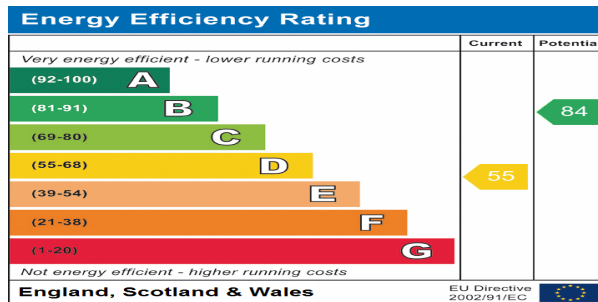271 sq.ft. (25.2 sq.m.) approx.

BATHROOM

KITCHEN

STORE

LOUNGE

HALLWAY

UP

BEDROOM 1

DOWN

BEDROOM 2

STORAGE

TOTAL FLOOR AREA : 581 sq.ft. (54.0 sq.m.) approx.

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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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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