



133 Glebe Road, Thringstone, Coalville, Leicestershire. LE67 8NU

£230,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

EXTENDED AND IMPROVED! Reddington Sales & Lettings are pleased to bring to market this IMMACULATELY PRESENTED 3 bedroom, extended and much improved semi detached property, which is available for sale with NO UPWARD CHAIN. The property is located in a popular residential area of the VILLAGE OF THRINGSTONE, with easy access to all local amenities. Ground floor accommodation comprises; entrance porch, open plan lounge/diner, conservatory, fitted kitchen, playroom with separate study and part converted garage that provides storage. To the first floor there are 3 bedrooms and a large shower room. To the front, there is off road parking for 2 cars and there is a private enclosed garden to the rear. Viewing is HIGHLY recommended to appreciate!

EPC rating C, Council tax band B.

FEATURES

- 3 bedroom semi detached
- Extended with converted garage
- Conservatory to rear
- Re fitted bathroom with shower
- Off road parking for 2 cars
- Study and separate play room
- Porch
- Village Location
- Close to local amenities
- Immaculately presented throughout



ROOM DESCRIPTIONS

Front

An attractive frontage with a well maintained tarmac driveway providing ample off road parking.

Entrance Porch

0.90m x 1.86m (2' 11" x 6' 1") A handy front entrance porch with UPVC double glazed front door and window, vinyl flooring and access through to the lounge.

Lounge Area

5.22m x 4.10m (17' 2" x 13' 5") A very impressive, bright and airy lounge area with UPVC double glazed window to the front, vinyl flooring leading through into the kitchen, stairs leading to the first floor, heating radiator, ceiling pendant lighting and carpeted.

Dining Area

2.90m x 2.77m (9' 6" x 9' 1") Accessed from the front lounge with heating radiator, UPVC double glazed sliding doors giving access to the conservatory, ceiling pendant lighting and carpeted.

Kitchen

2.49m x 2.77m (8' 2" x 9' 1") A modern and bright fitted kitchen with matching high gloss wall and base units with worktop over, wood effect flooring, integrated electric oven and hob with high gloss splashback, space and plumbing for dishwasher, space for upright fridge/freezer, UPVC double glazed window to the rear, 1 1/2 bowl sink and drainer with mixer tap and ceiling pendant lighting.

Conservatory

2.50m x 2.86m (8' 2" x 9' 5") A bright and airy conservatory, accessed via the lounge/diner. With UPVC double glazed sliding doors through to the lounge and rear garden, wood effect flooring and power.

Playroom

2.16m x 2.77m (7' 1" x 9' 1") A good sized playroom/snug with heating radiator, ceiling pendant lighting and carpeted.

Study (part converted garage)

2.16m x 4.15m (7' 1" x 13' 7") With UPVC double glazed window to the rear with UPVC back door leading out to the garden, ceiling pendant lighting and carpeted.

Bedroom 1

3.17m x 3.54m (10' 5" x 11' 7") A good double sized bedroom with UPVC double glazed window to the front, heating radiator, ceiling pendant lighting, ample storage space and carpeted.

Bedroom 2

2.50m x 3.34m (8' 2" x 10' 11") Double sized bedroom with UPVC double glazed window to the rear, heating radiator, ceiling pendant lighting, ample storage space and carpeted.

Bedroom 3

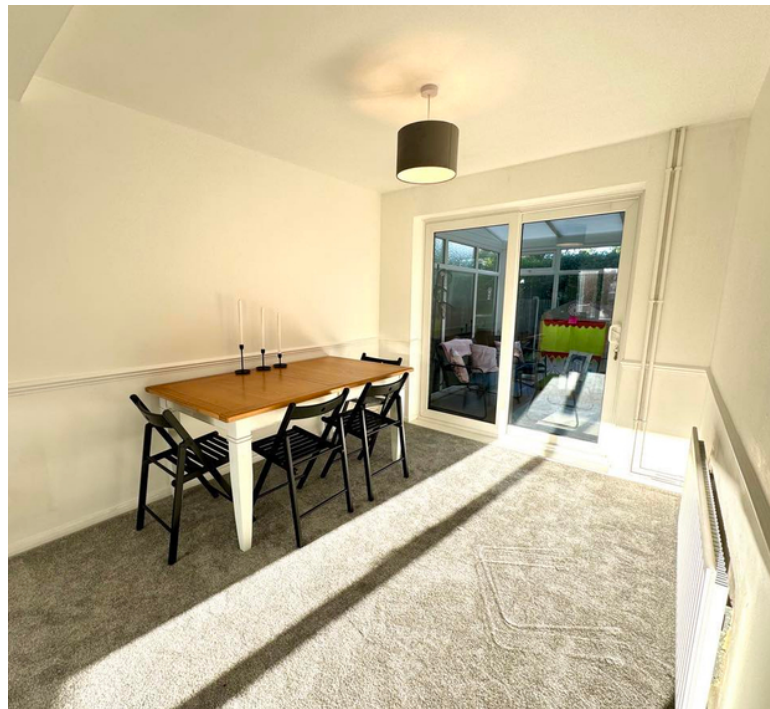
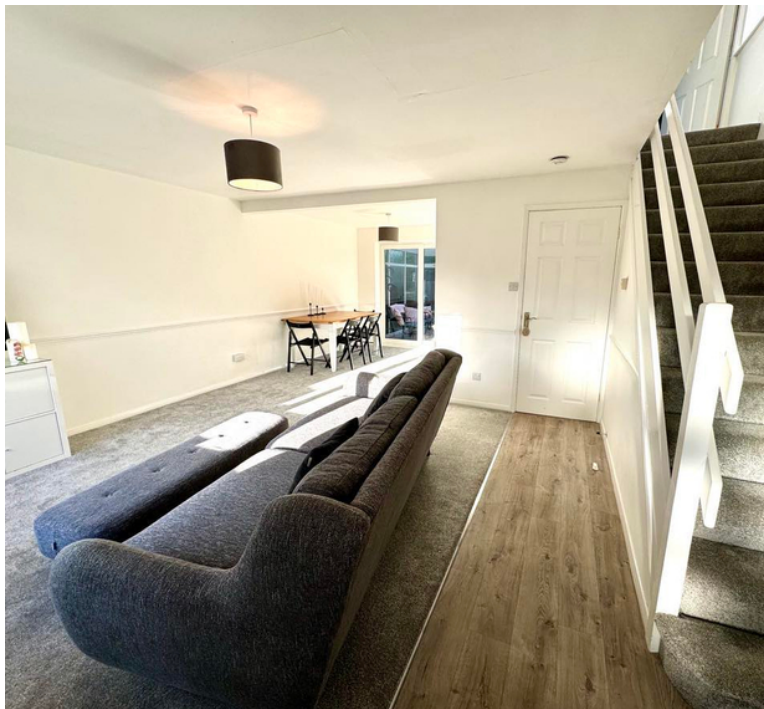
1.91m x 2.62m (6' 3" x 8' 7") With UPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Rear Garden

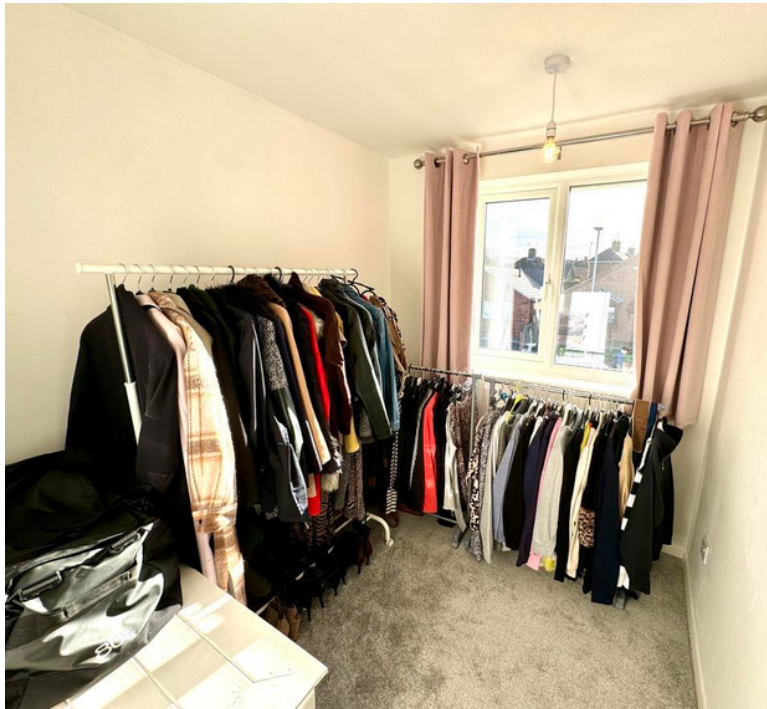
Attractive rear garden with large slabbed patio area, raised decorative planter, laid to lawn area and fenced boundaries.

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

FIRST 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		88
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	