



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

£200,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Tucked away in a popular village location close to local amenities, this beautifully presented three-bedroom terraced home offers generous living throughout and is perfect for a range of buyers. The ground floor features a spacious open-plan kitchen/dining area, a welcoming living room with a charming feature fireplace, and a versatile study that can also serve as a third bedroom. Upstairs, you'll find two well-proportioned bedrooms and a modern family bathroom. Outside, the property boasts an enclosed rear garden ideal for relaxing or entertaining, along with the added benefit of off-road parking. This is a fantastic home in excellent condition—early viewing is highly recommended to appreciate the space on offer.

EPC Rating TBC Council Tax Band B

FEATURES

- Three Bedroom Terrace Property
- Spacious Master Bedroom
- Village Location With Amenities
- Off Road Parking
- Private Rear Garden
- Open Plan Dining Kitchen
- Council Tax Band B
- EPC Rating TBC



ROOM DESCRIPTIONS

Ground Floor

Living Room

4.46m x 4.54m (14' 8" x 14' 11")

Entered via a composite front door, this spacious room features laminate flooring, pendant lighting, and a UPVC double-glazed window to the front. A feature gas fireplace adds a focal point to the space. Stairs lead to the first floor, with a door providing access to the kitchen.

Kitchen

2.61m x 4.54m (8' 7" x 14' 11")

Fitted with matching white gloss base and eye-level units topped with a laminate worktop, this kitchen features pendant lighting and laminate wood-effect flooring. A UPVC double-glazed window to the rear provides natural light. Integrated appliances include an under-counter fridge, under-counter freezer, gas oven and hob, and extractor hood, with space and plumbing for a washing machine. A one-and-a-half bowl drainer sink completes the setup, and the space flows openly into the dining area for convenient, modern living.

Dining Area

2.30m x 2.67m (7' 7" x 8' 9")

This inviting dining room features laminate wood-effect flooring and a UPVC double-glazed window that brings in plenty of natural light. A half-glazed UPVC side door provides direct access to the garden, while an internal door leads into the study/bedroom 3. Pendant lighting adds a simple, modern finish to the space.

Study/Bedroom Three

2.84m x 2.25m (9' 4" x 7' 5")

This versatile room, suitable for use as either a bedroom or a study, features comfortable carpeting and pendant lighting. Built-in wardrobes and a matching chest of drawers provide ample storage, while a UPVC double-glazed window to the rear aspect ensures good natural light.

First Floor

Landing

The landing is carpeted and illuminated by pendant lighting, offering access to both bedrooms and the bathroom. It also provides loft access via a fitted ladder; the loft is boarded and benefits from its own light, offering useful additional storage space.

Bedroom One

3.51m x 4.49m (11' 6" x 14' 9")

A very spacious room featuring a UPVC double-glazed window to the front aspect, comfortable carpeting, and pendant lighting. The room benefits from built-in cupboards, a wardrobe, and a matching chest of drawers, offering generous storage throughout.



ROOM DESCRIPTIONS

Bedroom Two

2.73m x 2.51m (8' 11" x 8' 3")

This carpeted bedroom features a UPVC double-glazed window to the rear aspect and is illuminated by pendant lighting. It includes a built-in wardrobe, chest of drawers, and a practical desk area, along with a storage cupboard housing the water tank.

Bathroom

1.93m x 1.66m (6' 4" x 5' 5")

The bathroom features a frosted UPVC double-glazed window to the rear aspect and pendant lighting. It includes a low-flush WC, a sink with a vanity unit beneath, a bath, and a heated towel radiator for added comfort.

Outside

To the rear, a patio area sits just outside the back door, with steps leading up to the main garden, which is gravelled and features a pathway extending to the back gate. This gate provides access to the property's off-road parking space. The garden also includes a shed and an outside tap. To the front, the property is set back from the road, with steps leading up to the composite front door.

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 3mbps, superfast 49mbps and ultrafast 1000mbps. Mobile signal strengths are strong for O2 and EE and medium for 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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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