

# Beech Drive

Thornton, Coalville, LE67 1AY

John   
German









# Beech Drive

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£350,000

An excellent village family home backing onto countryside with views to the rear. It offers 4 bedrooms, bathroom with separate shower, full depth open plan lounge/dining room with open fire, fitted breakfast kitchen, utility and WC plus excellent parking and an integral garage.





This ideal family home is situated in the highly desirable village of Thornton, famous for its reservoir and many scenic walks. The property enjoys far reaching views to the rear and its large lawned garden enjoy a sunny south westerly aspect offering spectacular sunset evenings. The property sits in a cul de sac setting behind a block paved double width driveway providing extensive off road parking flanked to one side by a lawned garden

Accommodation - A look inside will reveal a welcoming reception hallway with staircase leading off and a useful coat cupboard to one side. To your left you step into a large through open plan lounge dining room which easily combines both living and dining into one space. Sitting at the focal point of the lounge is a feature brick built fireplace with inset open fire and the dining area has tall picture double glazed patio doors which have lovely views down across the garden and countryside beyond.

Adjacent to the dining room is the breakfast kitchen equipped with a range of maple effect base and wall mounted cabinets that wrap around three sides of the room with black complementary high gloss roll top work surfaces incorporating a ceramic hob with extractor hood above alongside an eye level integral double oven and integral dishwasher. There is an inset porcelain sink with mixer tap and ceramic tiled splash backs, a breakfast bar area and tiled flooring. A wide picture window again has views over the gardens and countryside.

Lying next to the kitchen is the utility room where there are further base and wall mounted cupboards alongside appliance spaces for a washing machine etc and a side door out to the rear garden. Leading off is a ground floor WC also with a wash basin.

Return to the hall and take the stairs to the first floor where you will find four bedrooms, the two to the rear enjoy those fantastic views. Bedroom one is a particularly large feature room with two double fitted wardrobes, two front facing windows and a recessed dressing table area.

The family bathroom has full height tiling to the walls, a chrome ladder style towel radiator, an enclosed shower cubicle, WC, a pedestal wash hand basin and a panelled bath with mixer tap.

The rear garden has a raised timber deck with balustrade having a lovely sunny south westerly aspect and views over the garden and fields. Beyond this lies a generous sized lawn, perfect for families and children.

**Notes:** There is permission for a development of 49 homes at the end of Beech Drive by Barwood Homes. We would advise any interested parties seek further information from the planning department.

There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard      **Parking:** Drive      **Electricity supply:** Mains

**Water supply:** Mains      **Sewerage:** Mains      **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Hinckley and Bosworth Borough Council / Tax Band D

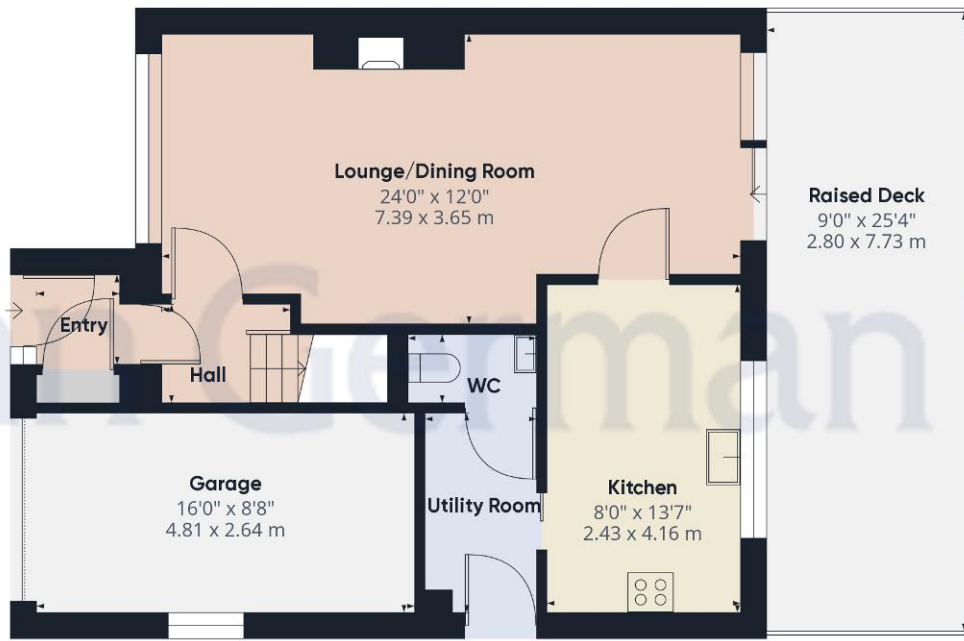
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/17072024







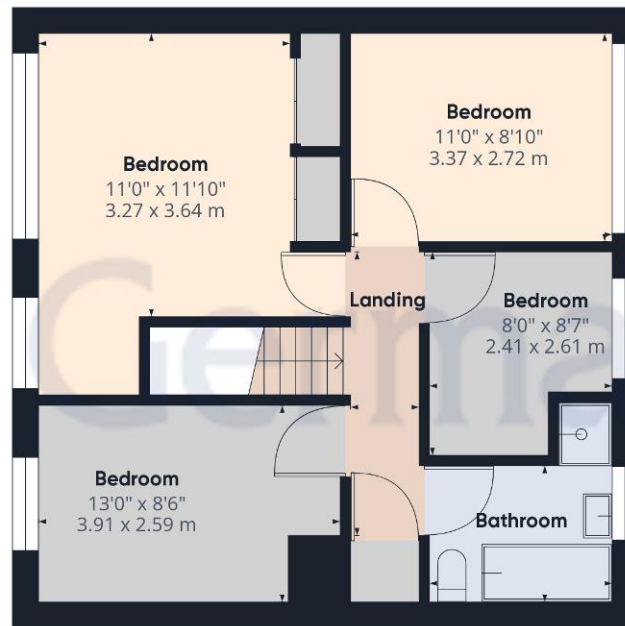


Ground Floor

Approximate total area<sup>(1)</sup>

1164.01 ft<sup>2</sup>

108.14 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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#### Agents' Notes

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11 2TP

01509 239121

[loughborough@johngerman.co.uk](mailto:loughborough@johngerman.co.uk)

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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