

Loughborough Road

Thringstone, Coalville, LE67 8LP

John 
German





Loughborough Road

Thringstone, Coalville, LE67 8LP

£375,000

Excellent extended village family home, tucked away at the end of a no through road with secure parking for caravan etc. It sits on a fantastic size plot of around 0.25 acres with four king size bedrooms, two bathrooms, three reception rooms, breakfast kitchen and double garage. Viewing is a must.

On the ground floor you will discover there is a practical entrance porch with an internal door leading you into the double garage. Glazed doors open into an L shape reception hallway with a useful guest cloakroom and a very useful double coat cupboard.

To your left is a study for those working from home, this could also be used as a family room, second sitting room or playroom. Directly ahead through glazed double doors is the fantastic extended living space that comprises a very well proportioned full width living room with living flame gas fireplace at the focal point. This room leads round into a dining room where sliding patio doors offer views over the garden and take you outside onto the large patio area. Leading off the living room through a second set of double doors is the garden/sitting room which has a window overlooking the garden, and again patio doors taking you outside.

Lastly is the breakfast kitchen and this room has a plentiful array of white cabinets that wrap around three sides of the room providing lots of storage. Complimentary countertops extend to create a fitted breakfast bar area, there is space for a gas cooker, dishwasher and undercounter fridge freezer. A window overlooks the garden, and a door takes you outside.

Upon the first floor are four very well proportioned family sized bedrooms. Bedroom one has an en suite facility with corner quadrant shower and vanity wash hand basin with storage below. Bedrooms two and three have fitted vanity units with wash hand basins and great views over the expansive garden to the rear. Unusually all the bedrooms are king size bedrooms. There is also a very well proportioned family bathroom which comprises a white suite with panelled bath and shower mixer tap, vanity unit with inset wash hand basin and storage below, a concealed cistern WC, separate corner quadrant shower cubicle with mains shower above and full height tiling to the walls.

Outside, the property is set back from the main Loughborough Road behind a no through access road and has a large driveway to the fore providing plentiful parking and secure parking for a caravan etc. There is a double garage with up and over entrance door that has light and power points and a utility area with sink and space for a washing machine and tumble dryer. Side access leads to the rear of the property where you will find amazing garden which has a large patio area and is laid mainly to lawn with a lower section having greenhouse and vegetable garden area.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & garage.

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

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

Broadband type: Cable - 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: North West Leicestershire District Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.nwleics.gov.uk

Our Ref: JGA/15112024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





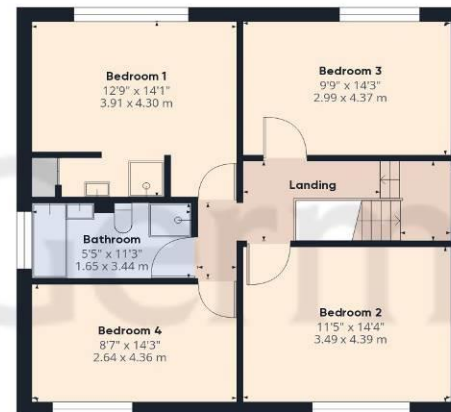


Ground Floor

Approximate total area⁽¹⁾

1821.46 ft²

169.22 m²



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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

AWAITING EPC MEDIA



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

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

JohnGerman.co.uk Sales and Lettings Agent



