



3 Hawthorne Drive  
Thornton, Coalville, LE67 1AW

Offers over £325,000



## Brief Description

This DETACHED, SPACIOUS BUNGALOW which has been significantly IMPROVED by the current owner to offer EXTENSIVE and MODERN ACCOMMODATION. The property is situated in the LOVELY THORNTON VILLAGE and has been TASTEFULLY DECORATED through-out which offers a BEAUTIFULLY appointed home, and an EARLY viewing is highly recommended.

As you step inside this BEAUTIFUL HOME you are met with a handy entrance porch which then leads into a great sized entrance hall which gives immediate access to the SPACIOUS LIVING ACCOMMODATION. The OPEN PLAN living room offers a LIGHT AND AIRY space with large rear elevated window providing lots of NATURAL LIGHT with a lovely DINING AREA.

The RECENTLY FITTED, FABULOUS KITCHEN offers a range of MODERN DOVE GREY wall and base units with low profile MARBLE EFFECT WORKTOP, composite sink with drainer and benefits from a range of integrated appliances including an 'AEG' four ring induction hob, oven and grill, 'Siemens' dishwasher, plumbing for washing machine and dryer along with space for an American fridge-freezer.

The home's remaining accommodation includes a MASTER BEDROOM with an EXTENSIVE RANGE of fitted wardrobes. TWO FURTHER BEDROOMS which are also good sizes and benefit from FITTED WARDROBES along with A MODERN SHOWER ROOM, complete with a large walk-in shower, wash hand basin and a dual flush WC, two chrome heated towels rails, ceiling spotlights and an extractor fan.

Externally, the SOUTH FACING REAR GARDEN is a great feature to this home due to its FANTASTIC SIZE whilst being easy to maintain, offering TWO large ARTIFICIAL lawned areas, a slightly raised patio with shrubbed borders and fruit trees. The front of the property provides a LARGE RESIN-BOUND STONE DRIVEWAY offering OFF ROAD PARKING for MULTIPLE VEHICLES as well as a SINGLE GARAGE with electric door, light and power supply.

The property has had extensive refurbishment which also includes a new boiler fitted in April 2022 with a 9 years parts and labor guarantee.





## ON THE INSIDE

16'9" x 8'9" (5.11m x 2.67m)

Entrance Porch

Entrance Hall

Lounge

11'11" x 16'2" (3.63m x 4.93m)

Dining Area

10'4" x 7'7" (3.15m x 2.31m)

Kitchen

8'4" x 13'11" (2.54m x 4.24m)

Bedroom One

9'0" x 14'0" (2.74m x 4.27m)

Bedroom Two

9'2" x 8'11" (2.79m x 2.72m)

Bedroom Three

7'3" x 10'11" (2.21m x 3.33m)

Shower Room Suite

5'5" x 8'6" (1.65m x 2.59m)

## ON THE OUTSIDE

Rear Garden

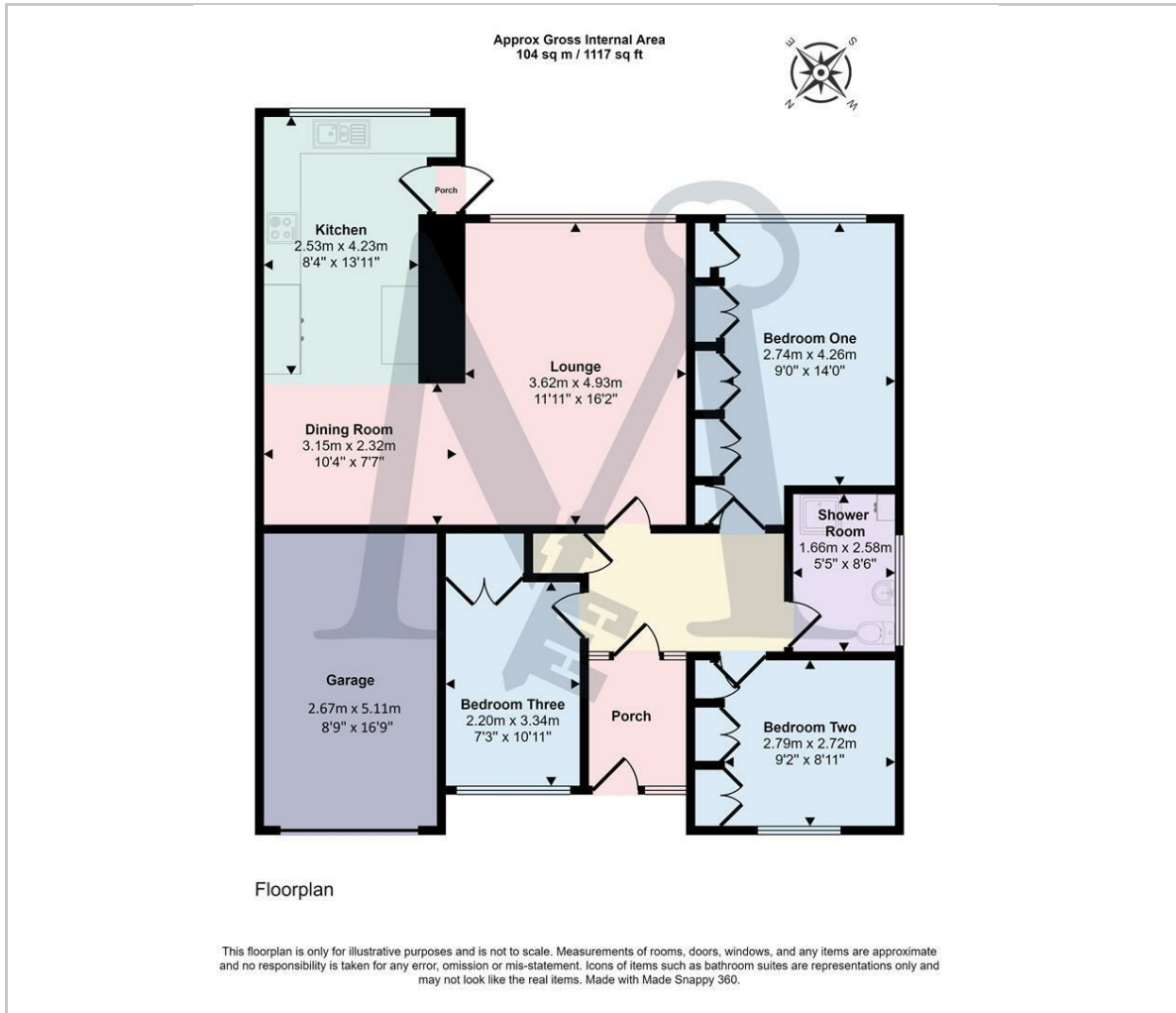
Driveway

Single Garage

8'9" x 16'9" (2.67m x 5.11m)



## Floor Plan



## Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

