



27 Main Street  
Thringstone, Coalville, LE67 8ND

£170,000



## Brief Description

Located on Main Street in the POPULAR VILLAGE of Thringstone, this semi-detached house offers a fantastic opportunity for those looking to make their mark on a property. With 1 reception room, 2 bedrooms, and 1 bathroom, this home is PERFECT FOR FIRST-TIME BUYERS or savvy INVESTORS seeking a project with great potential.

AVAILABLE WITH NO UPWARD CHAIN, this property offers you a seamless transition into ownership. The potential here is simply waiting to be unlocked - envision the possibilities of enhancing and personalising the space to suit your unique style and preferences.

As you step inside, you are greeted by an entrance hall leading to a cosy living room featuring a fireplace with an open fire, creating a warm and inviting atmosphere. The French doors open into the kitchen diner, where you'll find a range of wall and base units, a composite sink, and space for appliances, making it a functional space for cooking and dining.

Upstairs, the property boasts 2 WELL-PROPORTIONED BEDROOMS and a MODERN SHOWER ROOM with a double walk-in shower, a double vanity wash basin, and a dual flush WC, providing convenience and comfort. Additionally, there is an airing cupboard for storage needs.

Externally, the REAR GARDEN offers a low maintenance blocked paved area within a fenced boundary, providing privacy and a pleasant outdoor space. The front driveway, tarmac-paved, offers AMPLE OFF-ROAD PARKING FOR MULTIPLE VEHICLES, a valuable feature for homeowners.

Presenting a WONDERFUL OPPORTUNITY to add value through improvements and enhancements, allowing you to tailor the space to your taste and style. Moreover, the convenience of double glazing adds a touch of modern comfort to this traditional abode, ensuring a cosy and energy-efficient living environment. Don't miss out on the chance to transform this house into your dream home or a lucrative investment property.





## ON THE GROUND FLOOR

Entrance Hall

Living Room

13'5" x 11'7" (4.09m x 3.53m)

Kitchen Diner

11'9" x 14'8" (3.58m x 4.47m)

## ON THE FIRST FLOOR

Bedroom 1

10'1" x 11'7" (3.07m x 3.53m)

Bedroom 2

8'5" x 8'4" (2.57m x 2.54m)

Shower Room

11'9" x 6'0" (3.58m x 1.83m)

## ON THE OUTSIDE

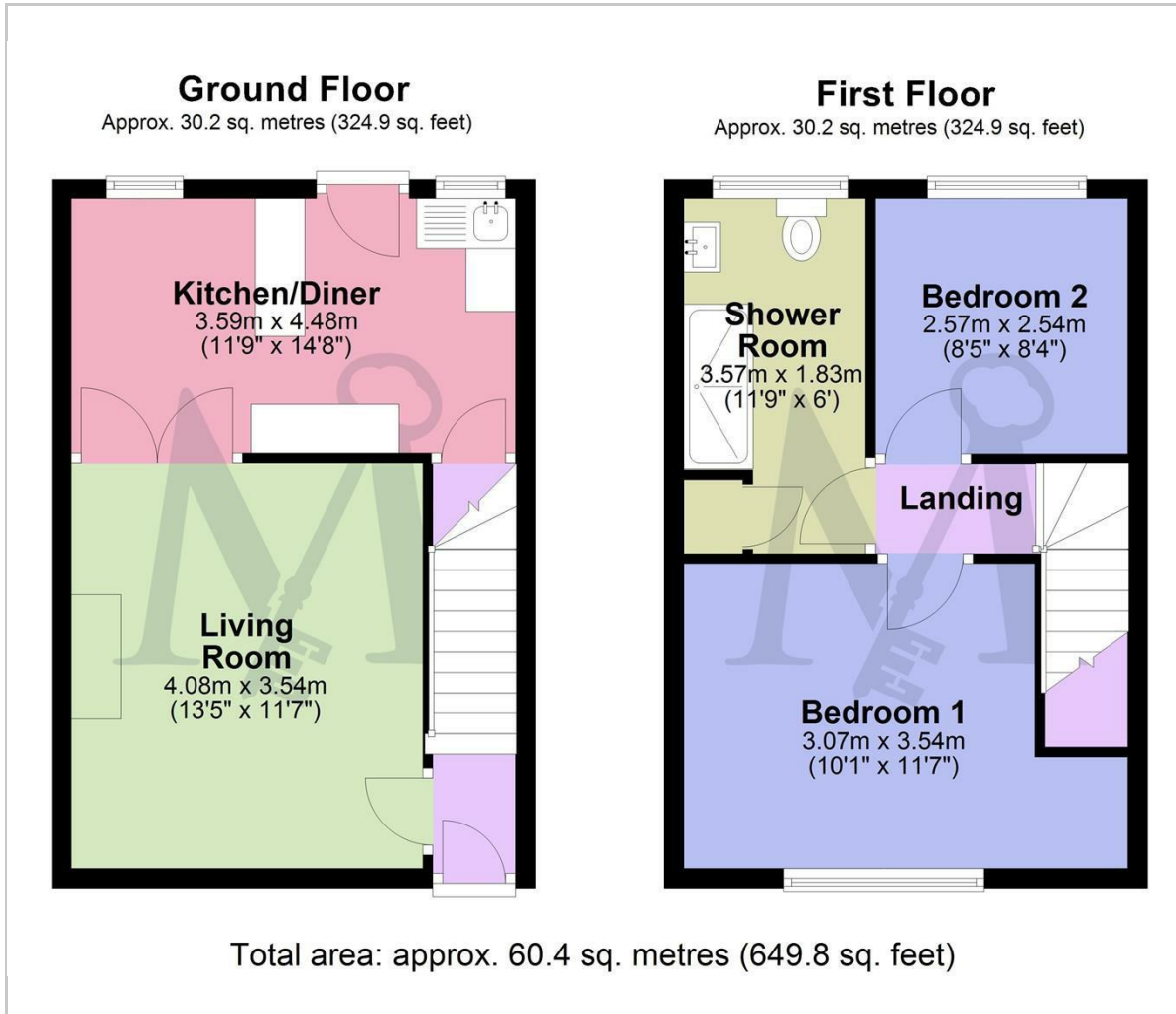
Rear Garden

Front Driveway





## 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.

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## Area Map



## Energy Efficiency Graph

