



15 Swallow Dale
Thringstone, Coalville, LE67 8LY

£235,000

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Brief Description

In the DESIRABLE Swallow Dale area of Thringstone, this charming semi-detached house presents an EXCELLENT OPPORTUNITY for first-time buyers or families. The property boasts three well-proportioned bedrooms and a modern bathroom, making it an ideal choice.

Upon entering, you are greeted by a SPACIOUS living room, enhanced by a large front window that floods the space with natural light. The open aspect leads seamlessly into the dining room, which also features a generous window overlooking the rear garden. This layout is PERFECT for entertaining or enjoying family meals. The MODERN KITCHEN is equipped with a range of stylish wall and base units, an integrated double Bosch oven, and ample space for a washing machine and fridge/freezer. The kitchen also benefits from a contemporary combination wall-mounted boiler, LVT flooring, and a tiled splashback, with a side door providing convenient access to the driveway.

Upstairs, the landing offers loft access via a pull-down ladder, an airing cupboard for ADDITIONAL STORAGE, and entry to all three bedrooms along with the family bathroom. Each bedroom is well-sized, providing a comfortable retreat for family members. The family bathroom boasts a contemporary three-piece white suite to include an electric shower over the bath, a WC, and a hand basin, a chrome heated towel rail, stylish tiled walls and newly laid luxury vinyl tile flooring.

EXTERNALLY, the SOUTH-FACING rear garden is both PRIVATE and not overlooked. This outdoor space includes a large paved patio, a well-maintained lawn with planted borders, and a substantial timber shed, all enclosed within a secure fenced boundary with a side gate. The front garden is also laid to lawn, adorned with fern borders, while the tarmac DRIVEWAY accommodates off-road parking for up to three vehicles.

With newly replaced windows, doors, & porch canopy in 2021, new radiators in 2018, NEW GUTTERING installed in 2024, and COMPLETELY REDECORATED this year, READY TO MOVE INTO.





ON THE GROUND FLOOR

Living Room
14'11" x 13'7" (4.55m x 4.14m)

Dining Room
8'9" x 9'4" (2.67m x 2.84m)

Kitchen
8'2" x 9'2" (2.49m x 2.79m)

ON THE FIRST FLOOR

Landing

Bedroom 1
10'3" x 11'8" (3.12m x 3.56m)

Bedroom 2
9'2" x 10'10" (2.79m x 3.30m)

Bedroom 3
6'6" x 5'9" (1.98m x 1.75m)

Family Bathroom
7'7" x 5'7" (2.31m x 1.70m)

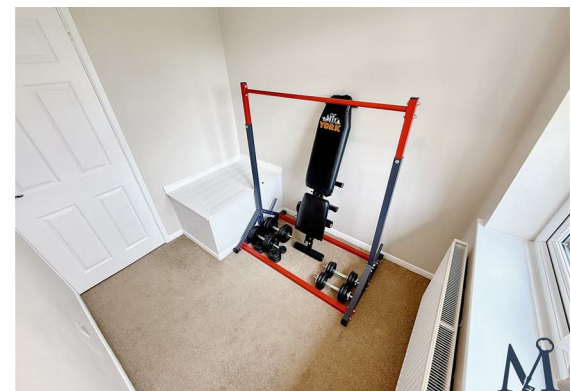
ON THE OUTSIDE

Front Garden

Rear Garden

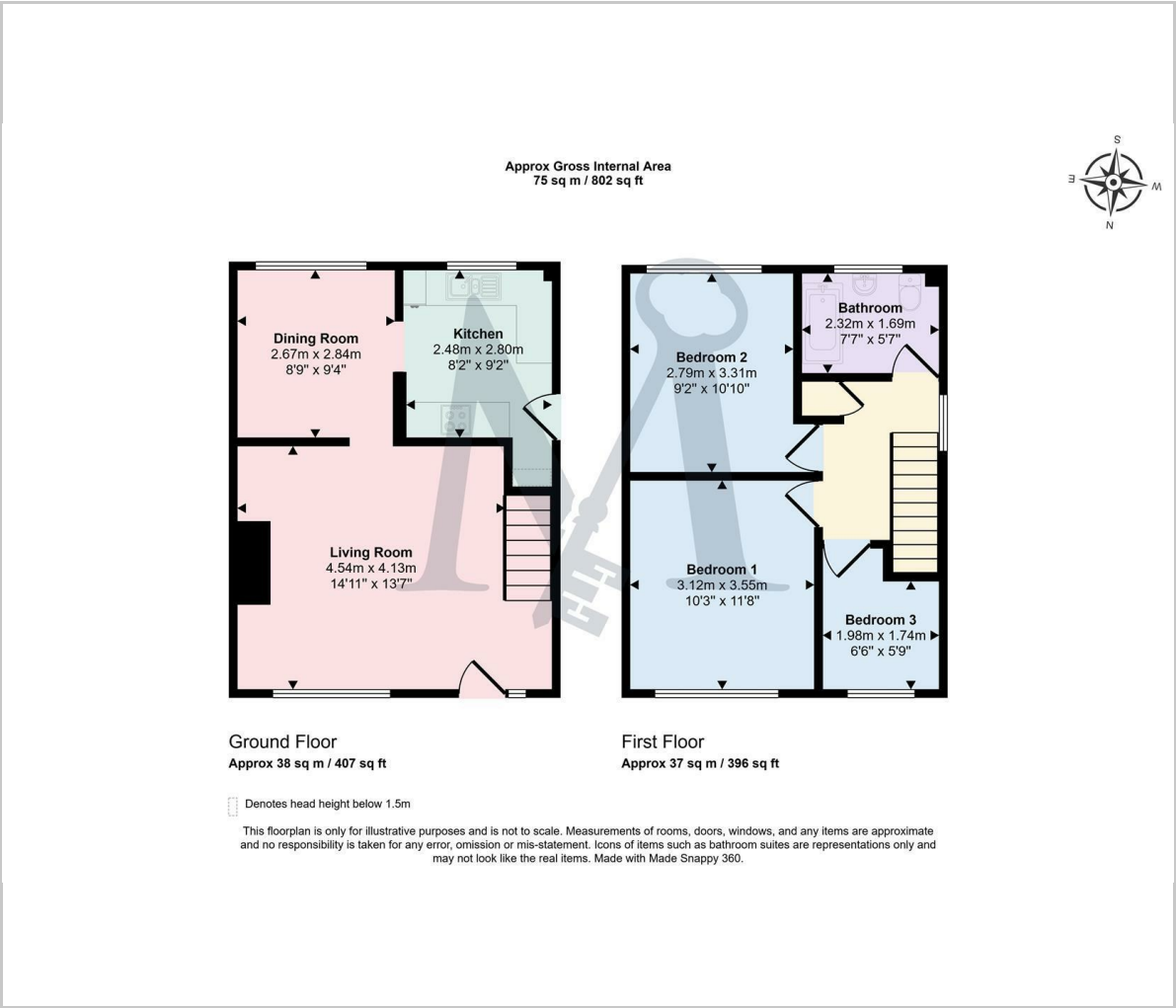
Driveway







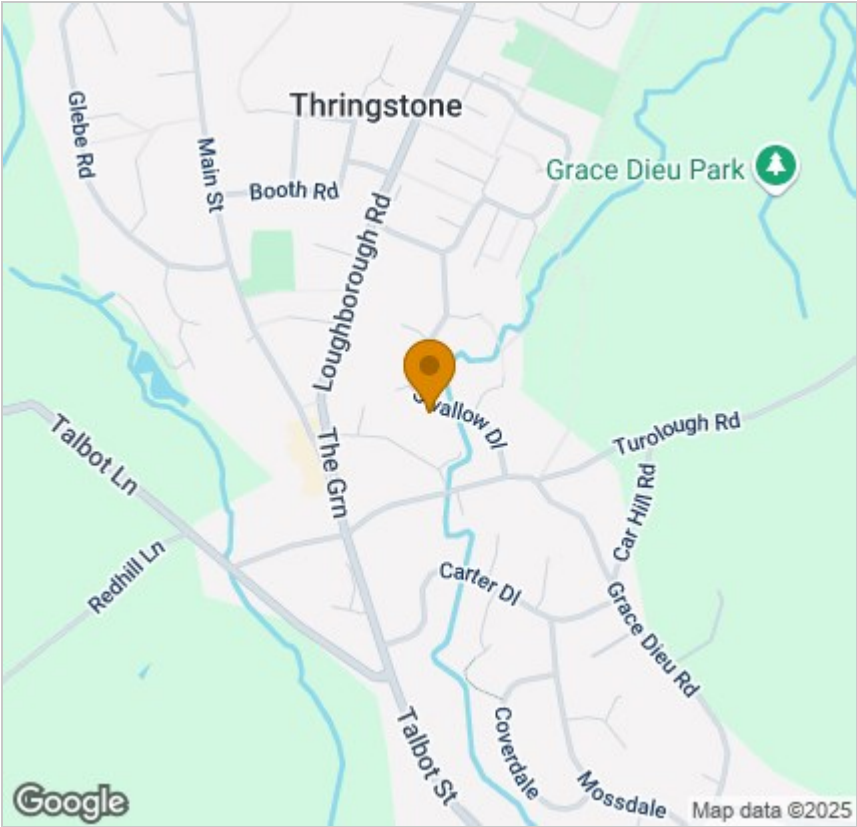
Floor Plan



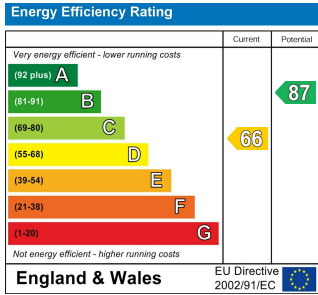
Viewing

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

Area Map



Energy Efficiency Graph



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