



**Griffin Road, Thringstone**

**welcome to**

## **Griffin Road, Thringstone Coalville**

**\*FOR SALE\*** this modern three-bedroom semi-detached home occupying a pleasant position on this modern development with far reaching views to the front and side over adjoining countryside. The property has an NHBC warranty remaining. Internal viewing is highly recommended.

### **Entrance**

The property is entered via a upvc double glazed front door into the entrance hallway which has ceramic tiled flooring, a radiator, doors off to all ground floor rooms and stairs rising to the first floor.

### **Lounge**

17' 6" x 10' 3" ( 5.33m x 3.12m )

The lounge has laminate flooring, a radiator and a dual aspect with a upvc double glazed bay window to the front elevation and a upvc double glazed window to the side.

### **Kitchen Diner**

17' 11" x 9' 5" ( 5.46m x 2.87m )

The kitchen has ceramic tiled flooring and a range of base and wall mounted units with roll edge work surfaces over, there is a gas hob with overhead extractor and electric oven, an integrated dishwasher, a single stainless-steel sink with drainer, wall mounted boiler, ample room for a dining table with chairs and patio doors that lead to the rear garden and a door to the utility room.

### **Utility Room**

5' 5" x 5' 7" ( 1.65m x 1.70m )

The utility room has some base units with work surfaces over, space and plumbing for a washing machine and useful under stairs store cupboard.

### **Ground Floor Wc**

The ground floor wc has ceramic tiled flooring, a pedestal hand wash basin, low level wc and a radiator.

### **First Floor Landing**

The first-floor landing has stairs rising from the ground floor, access to the loft and a radiator with doors off to all first-floor rooms.

### **Bedroom One**

13' 2" maximum measurements x 13' 9" maximum measurements ( 4.01m maximum measurements x 4.19m maximum measurements )

Bedroom one has a upvc double glazed window to the front and side, a radiator and a door to the ensuite. The ensuite has vinyl flooring and a suite comprising of shower cubicle, pedestal wash hand basin, low level wc, extractor fan and a radiator.

### **Bedroom Two**

13' 2" x 9' 8" ( 4.01m x 2.95m )

Bedroom two has useful built in storage with hanging rail and shelving, a radiator and a upvc double glazed window to the front.

### **Bedroom Three**

8' 7" x 7' 4" ( 2.62m x 2.24m )

Bedroom three has a upvc double glazed window to the side and a radiator.





### Bathroom

The bathroom is fitted with a three-piece suite comprising of bath with side screen and shower over, pedestal wash hand basin, low level wc and upvc double glazed window to the side elevation, radiator and extractor fan.

### Outside

To the front of the property there is a lawned front garden with a pathway leading to the front door, with hedging and an aspect overlooking the neighbouring countryside. There is a gate to the rear garden. The rear garden has a patio seating area, space and power for a hot tub, is mainly laid to lawn with fencing to boundaries. There are two allocated parking spaces.



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## Griffin Road, Thringstone Coalville

- Semi Detached
- Pleasant position with far reaching views
- Gas Fired Central heating
- UPVC Double Glazing
- Three Well-Proportioned Bedrooms

Tenure: Freehold EPC Rating: B

**£280,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LBH115140 - 0003

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