



Hasland, Merrylees Road, Thornton, Leicestershire, LE67 1AP

HOWKINS &
HARRISON

Hasland, Merrylees Road,
Thornton, Leicestershire,
LE67 1AP

Guide Price: £600,000

Set within a generous plot in the sought after village of Thornton, this three-bedroom detached property offers the opportunity to acquire a family home and approximately an acre of paddock land. Internally the property comprises two good sized reception rooms as well as an open plan breakfast/kitchen, to the first floor there are three bedrooms and a generous family bathroom. Outside there are two well-proportioned paddocks with stabling to the rear, whilst to the front elevation there is a large hard standing allowing for ample off-road parking.

Features

- Offered to market with no upward chain
- Generously sized, three-bedroom detached home
- Two well-proportioned reception rooms
- Open plan breakfast kitchen
- Generous plot measuring over an acre
- Fantastic equestrian opportunity



Location

The village of Thornton lies in North West Leicestershire, in the heart of the National Forest, overlooking Thornton reservoir and boasts a thriving community centre, a shop, a pub, school and church. Offering convenient access to the market towns of Market Bosworth, Ashby-de-la-Zouch, Coalville and Loughborough, all of which offer a range of amenities including shopping, schooling and recreational activities, plus regular bus services & access to East Midlands Airport, the M1, M69 and M42 motorway network and the adjoining Charnwood & New National Forests, with their many scenic country walks and golf courses.



Accommodation Details - Ground Floor

Over the gravelled driveway the property can be accessed via a traditional doorway which leads directly into the entrance hall. Doors lead off giving access across all of the ground floor living accommodation where you will find a good sized living room, adjoining dining room and generously sized conservatory. There is also a well-proportioned breakfast kitchen fitted with a range of floor and wall mounted units.

First Floor

From the entrance hallway a single flight staircase rises onto the first-floor landing. Overlooking the front elevation are bedrooms one and three, the principal bedroom being a good-sized double. Overlooking the rear garden is the second and final bedroom which is also a good size and finally a large, three-piece family bathroom.





Outside

Externally the property comes into it's own with vast, wrap around gardens. To the front elevation there is a substantial gravel driveway allowing for off road parking for ample vehicles, whilst to the side and rear are two generous paddocks measuring approximately an acre. In addition you will also find several stables to the rear.



Offered with no upward chain, viewing is highly recommended.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

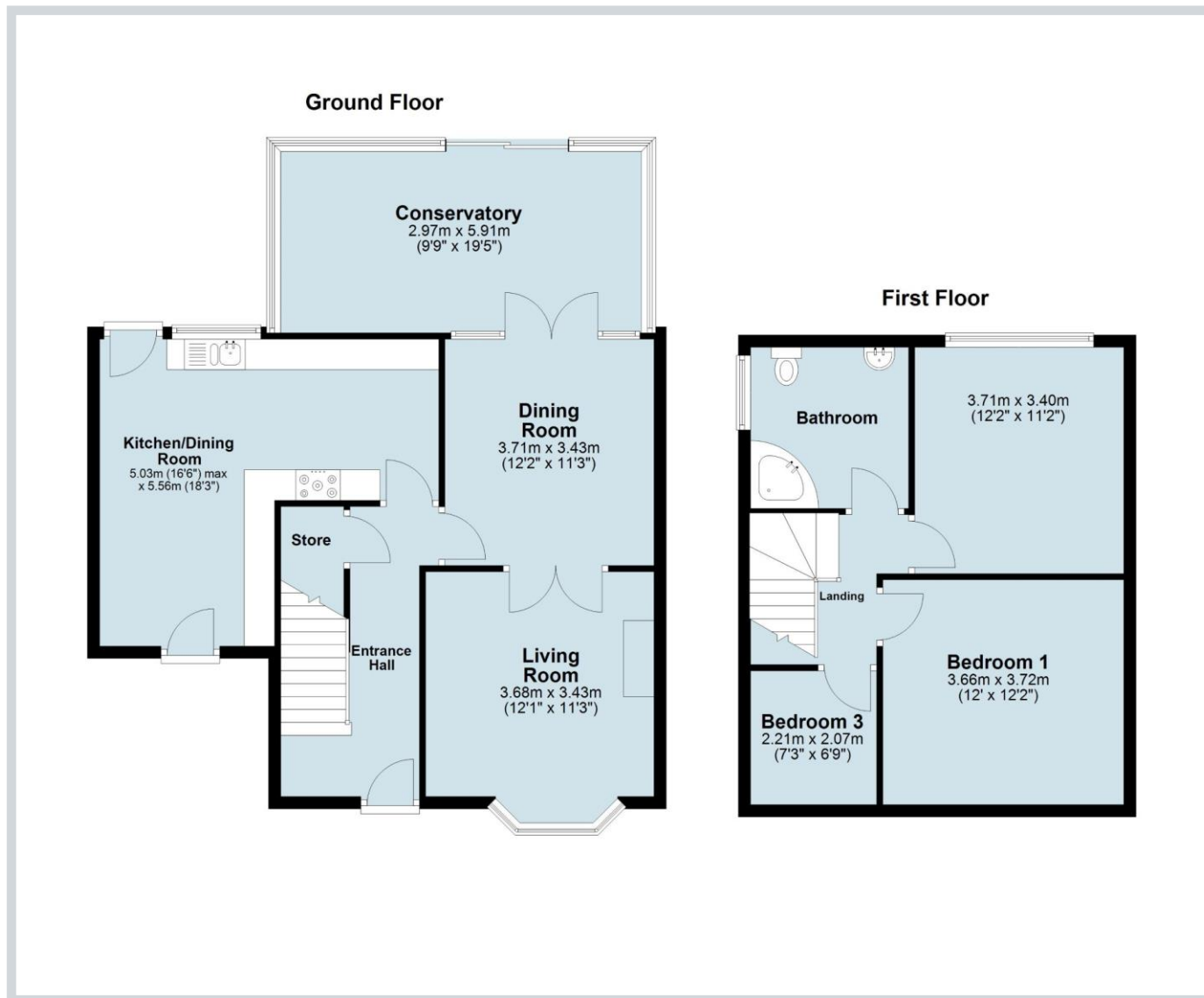
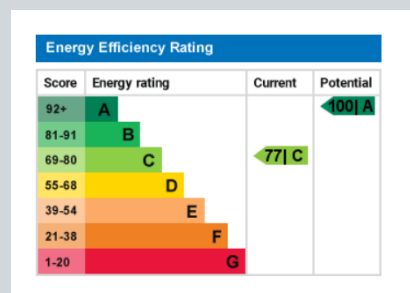
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

Band -D



Howkins & Harrison

58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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