



74 Main Street, Thornton, Leicestershire, LE67 1AG

HOWKINS &
HARRISON

74 Main Street,
Thornton,
Leicestershire, LE67 1AG

Asking Price: £400,000

Set within the picturesque village of Thornton, this four bedroom double fronted character home offers an abundance of versatile living accommodation totalling just under 15500sqft. The ground floor offers three generously sized reception rooms alongside a fitted breakfast kitchen, utility and WC. Heading up to the first floor you will find a principal bedroom with en suite shower room as well three further bedrooms and a family bathroom.

Externally there is ample off road parking as well as a single garage and a landscaped rear garden.

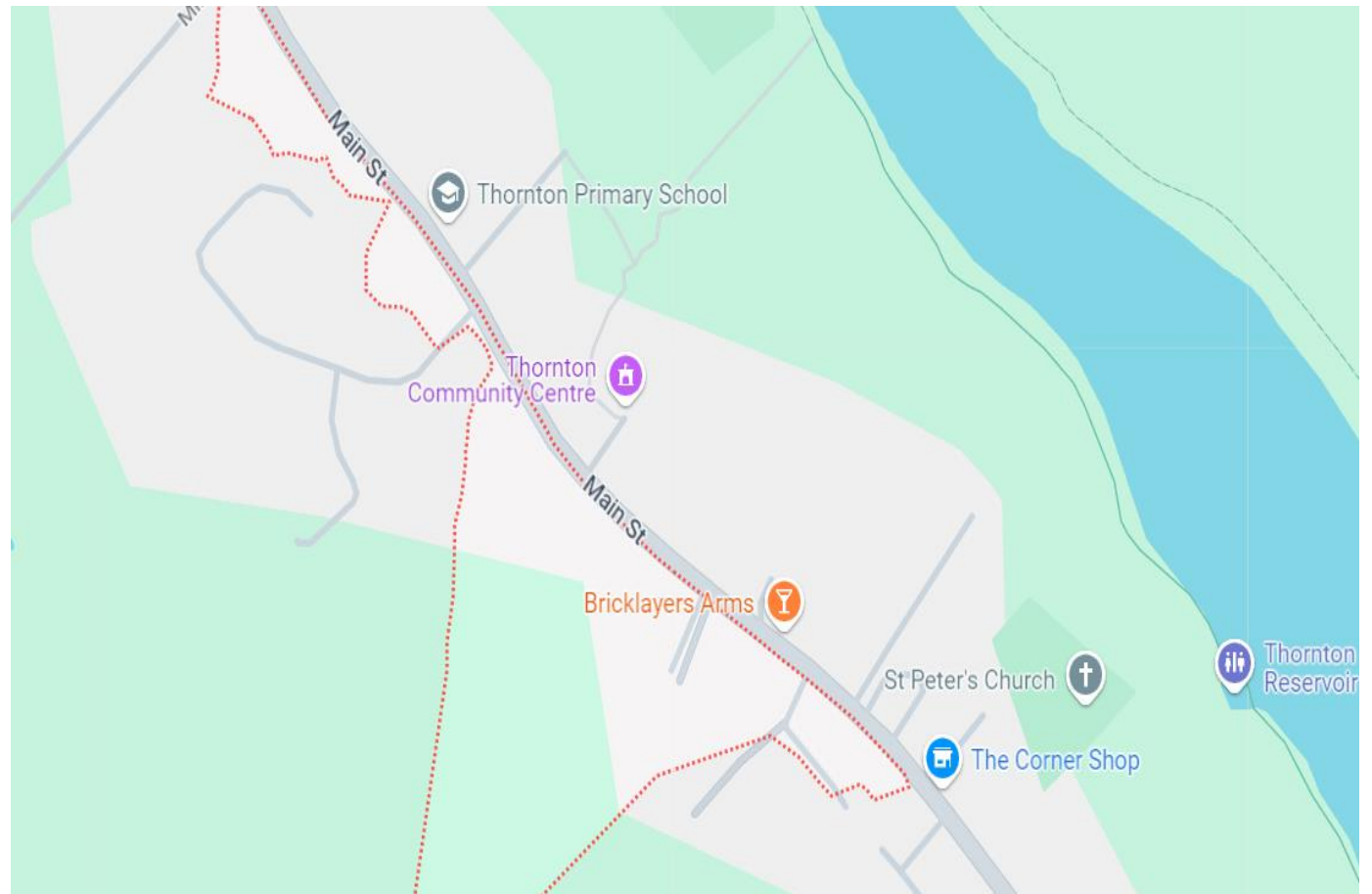
Features

- Four bedroom character detached home
- Three generously sized reception rooms
- Principal bedroom with en suite shower room
- Three further bedrooms and a family bathroom
- Off road parking and single garage
- Private, landscaped rear gardens
- Excellent village location and great for commuters



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

Accessed from the front elevation the property opens into the entrance hallway with doors leading off to the left and right providing access to two of the generously sized reception rooms. Moving towards the rear and accessed from the reception lounge is a double glazed conservatory with tiled flooring, doubling up as a versatile dining space or home office. Double doors lead from here into the bespoke Shaker style fitted breakfast kitchen that benefits from an array of floor and wall mounted units, feature brick alcove with space for a Range style cooker, ample quartz work surface areas, tiled flooring, beamed ceiling with inset ceiling light and door to outside. A door also leads off to a utility room/ cloakroom WC.

First Floor

The straight flight stairway leads from the entrance hall onto the first floor landing with built in storage cupboards and doors leading off to all four bedrooms and the family bathroom. Bedrooms one and three overlook the front elevation with the principal bedroom having the added benefit of its own three piece shower en suite. The remaining two bedrooms overlook the rear gardens and also offer far reaching views of the surrounding countryside. To complete is a three piece family bathroom.





Outside

Externally the property provides off road parking in the form of a large shared hard standing to the side elevation (please note this is shared with a neighbouring property to the rear and must be kept clear). In addition, there is a single detached garage for further parking or storage. Moving round to the rear the property opens up to provides a private, landscaped garden ideal for outdoor entertaining.



A rare opportunity in this superb
village location.

Internal 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.

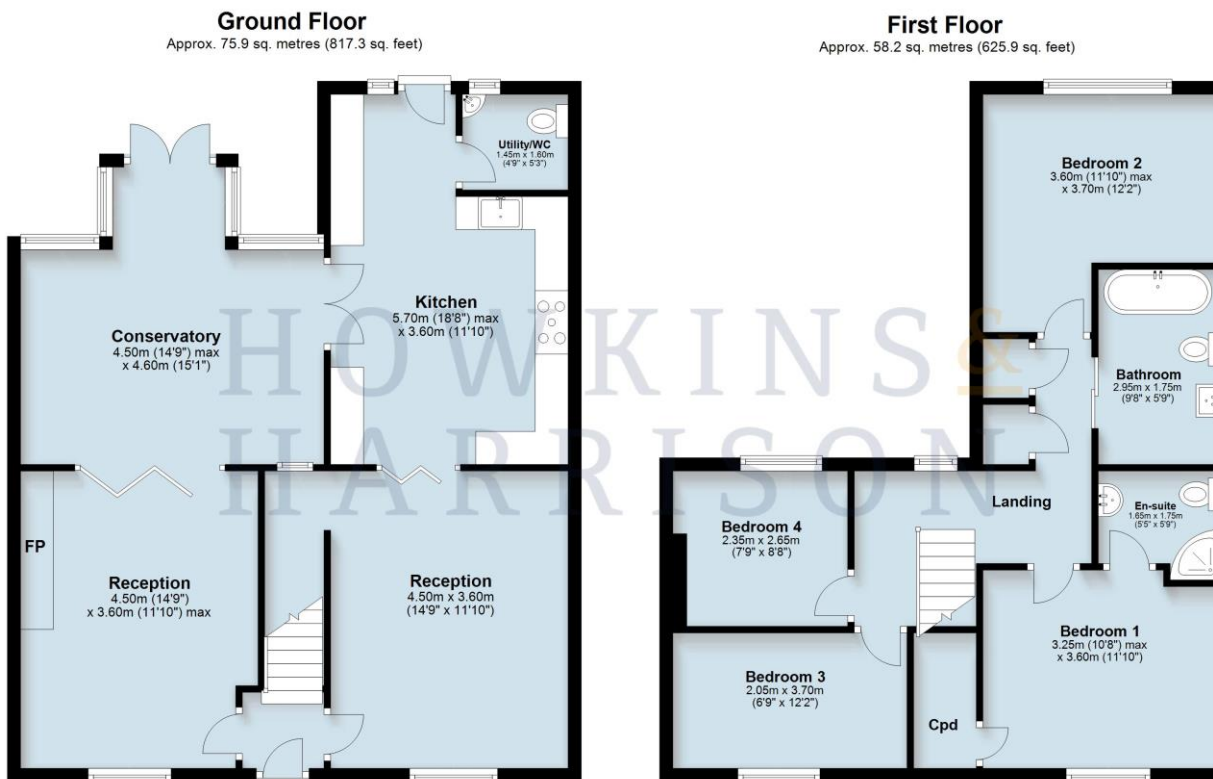
Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

Band - E

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.

Plan produced using PlanUp.

Howkins & Harrison

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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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