



4 The Orchards, Thornton, Leicestershire, LE67 1BS

HOWKINS &
HARRISON

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Thornton,
Leicestershire, LE67 1BS

Asking Price: £700,000

Set within a secluded position in the popular village of Thornton, this four bedroom detached property boasts over 2,100 sqft of internal living accommodation. Ideal for modern family living the property briefly comprises of a generous size lounge with splendid brick built conservatory off, separate dining room and snug alongside a modern fitted kitchen and utility room. To the first floor is a super size landing with four good sized bedrooms and a four piece family bathroom leading off. The main bedroom has a four piece en-suite bathroom with shower.

Externally the property really comes into its own with far reaching views of the surrounding Leicestershire countryside and an immaculately presented rear garden.



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 directly in a spacious entrance hallway, doors lead off to the left and right providing access across all of the ground floor living accommodation. There are three generously sized reception rooms currently utilised as a lounge, separate dining room and snug creating flexible family living. Continuing down the hallway there is well equipped breakfast kitchen that benefits from a range of floor and wall mounted units, ample work preparation surfaces and a range of integrated appliances. From here double opening doors lead into a delightful conservatory with doors and windows overlooking the landscaped garden and countryside views beyond.

First Floor

From the entrance hallway the staircase rises to the spacious first floor landing with doors leading off to all four double bedrooms and the family bathroom. Bedrooms two, three and four are all sizeable double rooms but the principal bedroom really does come into its own with access into a private en suite shower room and French doors opening out to the balcony maximising the views of the surrounding countryside. To complete there is a four piece family bathroom that services the remaining three bedrooms.





Outside

Outside the property benefits from ample off road parking to the front elevation, in addition there is also an integral double garage that could be used for further parking or storage. Gated access to the side provides entry into the immaculately kept rear gardens offering far reaching countryside views and a large patio area ideal for entertaining.

Features

- Four bedroom family home
- Private cul de sac position
- Far reaching countryside views
- Three reception rooms and a conservatory
- Fitted kitchen, utility room and cloakroom WC
- Four good size bedrooms and family bathroom
- Principal bedroom with en suite shower room and balcony
- Ample off road parking and double garage





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel: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 - F

**HOWKINS &
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AWAITING EPC

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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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