



Sinclair

*100% / Local*

Marketing Agents For:

39 Hawthorne Drive, Thornton, Leicestershire, LE67 1AW





\* OFFERED WITH NO UPWARD CHAIN \* Discover this wonderfully appointed FOUR BEDROOM DETACHED family home benefitting from an open-plan living area and field views from the cosy sun lounge. A modern kitchen offers ample space and is facilitated by a useful utility room and the convenient study/playroom offers a ubiquitous space for any family. An en-suite offers a modern amenity to bedroom one whilst all other bedrooms enjoy ample space. Externally the rear garden is themed with low-maintenance at its heart with field views as the focal point. EPC RATING B.

[sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

£369,950



## Detailed Accommodation

### GROUND FLOOR

#### Entrance Hall

Entered through a timber front door with inset opaque double glazed panel, enjoying engineered oak flooring with coving, oval double panel white vertical radiator and stairs rising to the first floor.

#### Guest Cloakroom

Comprising a w.c, wall mounted wash hand basin with tiled splash backs with ceramic tiled flooring and uPVC double glazed window to side.

#### Study/Snug

8'8" x 10'7" (2.64m x 3.23m)

Enjoying coving with engineered oak flooring and timber framed double glazed window to front.

#### Breakfast Kitchen

7'8" x 17'6" (2.34m x 5.33m)

Inclusive of an attractive range of wall and base units with solid oak work surfaces with a Belfast sink and having a Stoves dual fuel range with five ring gas hob beneath an extractor hood and having tiled splash backs. Benefitting from an integrated dishwasher and oval double panel anthracite vertical radiator. Also having slate tiled flooring, uPVC double glazed window to front, inset down lights and concealed gas fired central heating boiler.

#### Utility

9'2" x 4'6" (2.79m x 1.37m)

Having a range of wall and base units with a sink and drainer unit with space and plumbing for appliances, an extractor fan, inset down lights and ceramic tiled flooring.

#### Lounge/Diner

21'3" (maximum) x 15'3" (maximum)  
(6.48m (maximum) x 4.65m (maximum))

Enjoying engineered oak flooring, feature fireplace with gas fire and polished granite surround and hearth, coving. Benefitting from three oval double panel white vertical radiators and uPVC double glazed French doors accessing the private rear garden with a further opening accessing the sun lounge.

#### Sun Lounge

9'4" x 8'8" (2.84m x 2.64m)

Enjoying uPVC double glazed French doors to side accessing the private rear garden flanked by a host of uPVC double glazed windows to side and rear with continued engineered oak flooring from the lounge/diner.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing grant access to the entire first floor accommodation and comprise a loft hatch, airing cupboard and uPVC double glazed window to side.

#### Bedroom Four

9'9" x 7'7" (2.97m x 2.31m)

Having timber framed double glazed window to front.

#### Bedroom Three

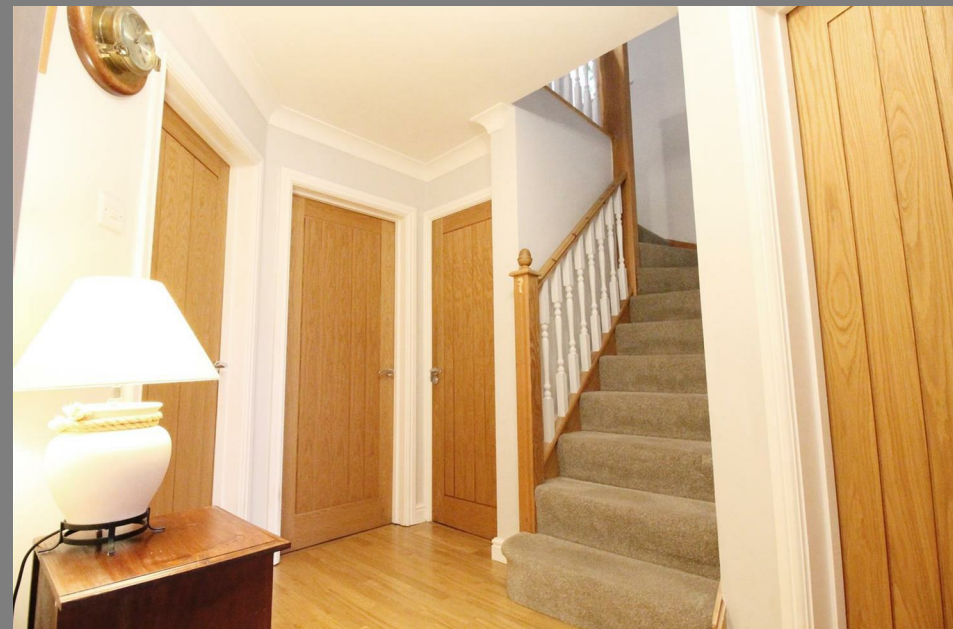
8'7" x 10'6" (2.62m x 3.20m)

Enjoying engineered oak flooring with uPVC double glazed window to rear.

#### Bedroom Two

11'2" x 10'0" (3.40m x 3.05m)

Having timber framed double glazed window to front.



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### Family Bathroom

6'7" x 6'0" (2.01m x 1.83m)

This three piece suite comprises a low level w.c, pedestal wash hand basin with a panel bath, having Victorian style mixer shower tap, tiled splash backs, ceramic tiled flooring, an extractor fan, a shaver point and uPVC double glazed window to side.

### Bedroom One

12'3" x 10'0" (3.73m x 3.05m)

Having a uPVC double glazed window to rear and two double fitted wardrobes.

### En-Suite Shower Room

This three piece white suite comprises a low level push button w.c, Roca two drawer floor standing vanity unit with mono bloc mixer tap, having shower enclosure, thermostatic bar mixer tap, ceramic tiled flooring and part tiled walls. Also benefitting from an opaque uPVC double glazed window to side, shaver point, inset down lights with extractor fan.

### OUTSIDE

#### Private Rear Garden

Having side gated access with a paved walkway accessing the patio area with slate shingled edging facilitated by wall mounted lantern style lighting with water point and well maintained lawn. Also benefitting from an external power point, raised timber decking with timber closed board fence panelling and a host of box hedging.

#### Front

A tarmac driveway offers off road parking for multiple vehicles with wrought iron fence surround on top of a dwarf brick wall and leading to a canopy porch opposite a slate shingled area of mature trees and shrubs.

#### Note to Buyer

The property also benefits from solar panels which we are advised are freehold. For further information please ask a member of staff.



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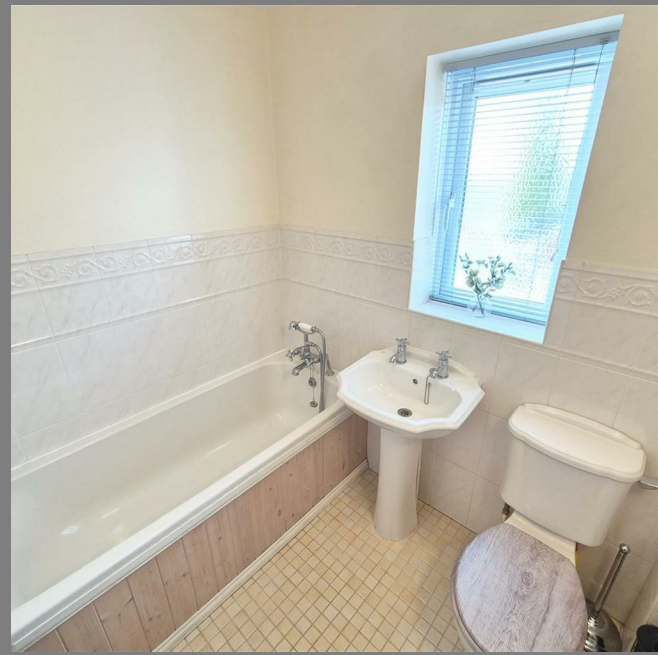
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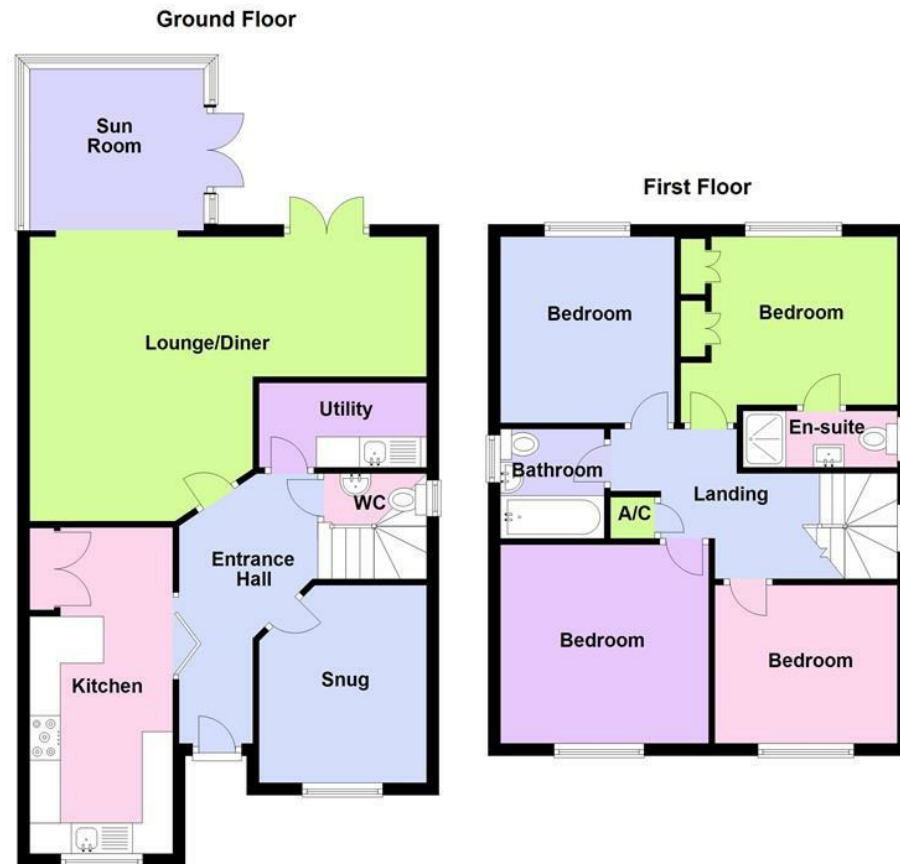
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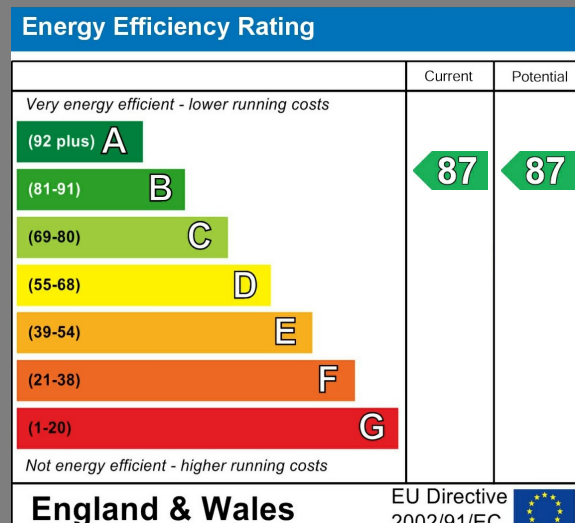






## Location

Thornton is a highly desirable village approximately 3 miles south of Markfield and junction 22 of the M1 motorway. It has a good range of facilities for a village of its size including a corner shop, church, primary school, community centre and two public houses with eating facilities. One the main areas of interest is the Thornton Reservoir which lies in a picturesque valley of some 75 acres with woodland, a trout fishery and home to a variety of wildfowl. There is also a visitor centre in the shape of an upturned boat in keeping with the fishing theme. Thornton is ideally placed for the nearby centres of Leicester, Loughborough and Coalville. Nearest Airport: East Midlands (13.1miles) Nearest Train Station: Loughborough (10.0miles) Nearest Town/city: Coalville (6.4miles) Nearest Motorway Access: M1 (J22) A/M2 (J12)



## Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

## Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

## Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

## Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

## Tenure

- Council Tax Band\*: D
- Price: £369,950

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

# Sinclair

**For a free valuation of your property with no obligation  
call Sinclair on 01530 838338**

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD  
Tel: 01530 838338

Email: [coalville@sinclairstateagents.co.uk](mailto:coalville@sinclairstateagents.co.uk)