

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

33 Glebe Road, Thringstone, Leicestershire, LE67 8NU

£275,000

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Property at a glance

- Extended Family Residence
- STUNNING Rear Garden
- Carport/Utility Area
- Council Tax Band*: B
- Garden Room/Conservatory
- FANTASTIC Views To The Rear
- Ground Level Cloaks/WC
- Price: £275,000

Overview

This extended Semi-detached family home enjoys a STUNNING and generously proportioned garden to the rear being beautifully maintained and having countryside views to the rear aspect. Internally the accommodation comprises a porch, reception hall, lounge/diner, conservatory/garden room, extended fitted kitchen with pantry store. On the first floor the landing gives way to three bedrooms and a refitted contemporary shower room. Outside there is a driveway providing off-road car standing. The generously proportioned carport with WC/Cloakroom and utility area. The rear garden offers maturity with beautiful flowers, plants and shrubs, lawned areas, covered entertainment seating area and patio all of which are enjoyed by a FANTASTIC rear view over countryside and paddocks beyond. EPC RATING AWAITED

Location**

Thringstone is a popular village approximately 3 miles north of Coalville and central for both Loughborough and Ashby-de-la-Zouch being just off the A512 road which links the two towns. Situated within the National Forest and on the edge of Charnwood Forest, it enjoys a good community spirit and boasts a wide range of facilities including primary school, post office, shops, community centre, churches and public houses. The ruins of Grace Dieu Manor are situated on the outskirts of the village in a valley bounded by Grace Dieu Brook at the edge of Cademan Wood which is part of Charnwood Forest. Nearest Airport: East Midlands (6.8 miles) Nearest Train Station: Loughborough (7.9 miles) Nearest Town: Coalville (2.6 miles) Nearest Motorway Access : M1 (J23) A/M42 (J13).



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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GROUND FLOOR

Entrance Hall/Porch

Feature entrance door with inset leaded light and opaque glass window which leads through to the entrance porch with radiator and a further door with full length double glazed window bringing plenty of natural light to the hallway. Hallway has clothes hanging space, radiator, stairs accessing the first floor and a door accessing the living room.

Lounge

14'4" x 13'4" (inside chimney breast) (4.37m x 4.06m (inside chimney breast))
uPVC double glazed bay window to the front elevation, radiator, feature fireplace with raised hearth and surround. There is a radiator, door accessing the extended fitted kitchen and open access to the dining area.

Dining Area

9'6" x 8'5" (2.90m x 2.57m)
Radiator, uPVC double glazed sliding patio doors accessing the Garden Room/Conservatory.

Garden Room/Conservatory

11'4" x 8'3" (3.45m x 2.51m)
This pleasant room has a radiator, uPVC double glazed windows and doors accessing the garden, enjoying pleasant views of the garden and countryside beyond. The door from the conservatory accessing the extended fitted kitchen.

Fitted Kitchen

17'11" x 8'2" (5.46m x 2.49m)
Fitted with one and half bowl stainless steel sink unit, chrome mixer tap over and cupboards under and a uPVC double glazed window to the rear elevation enjoying the stunning views beyond. There is a range of fitted units to the wall and base, electric cooker point with extractor fan over, under unit space for a kitchen appliance, plumbing for a dishwasher, radiator, door accessing a pantry and uPVC double glazed door with inset double glazed and opaque glass window to the side elevation accessing the carport.

FIRST FLOOR

Landing

Gives way to three bedrooms and a refitted contemporary shower room. There is a loft access hatch, radiator, storage cupboard and a uPVC double glazed window to side elevation.

Bedroom One

11'11" x 10'6" (3.63m x 3.20m)
uPVC double glazed window to the front elevation and a radiator.

Bedroom Two

11'0" x 9'2" (3.35m x 2.79m)
uPVC double glazed window to the rear elevation overlooking the garden and stunning countryside view beyond and a radiator.

Bedroom Three

7'10" x 6'5" (including stair bulkhead) (2.39m x 1.96m (including stair bulkhead))
uPVC double glazed window to the front elevation and a radiator.

Refitted Shower Room

The shower room is fitted with a contemporary suite comprising a walk in shower area with thermostatic shower and drencher shower head, an additional shower head hose and glass shower screening. Low flush WC with sealed cistern and a vanity unit mounted by wash hand basin with chrome mixer tap over and draw storage under. Tiled splashbacks and contemporary heated towel rail. uPVC double glazed opaque glass window to the rear elevation.

OUTSIDE

Rear Garden

The rear garden is undoubtedly the main feature of sale complimenting this beautiful maintained and extended property. There is a generously proportioned patio area to the rear of the property with electric power points, steps leading to a further matching patio and shaped lawn. There is a variety of plants and shrubs and a timber built shed. A pathway leading to an outdoor entertaining garden space with covered roof and timber decking to the flooring, this continues to a further patio seating area enjoying the views to the rear. The pathway continues to a working garden with greenhouse, further timber built shed, vegetable patches and towards the rear of this generously proportioned plot there is a further lawned area with floral plantings to the borders.

Front

To the front of the property there is an ornamental garden with railway sleeper edging, driveway providing off-road car standing. There's decorative iron double gates accessing a well proportioned carport.

Carport

23'5" x 12'4" (7.14m x 3.76m)
With electric light and power the carport provides further off-road parking, door accessing a WC/washroom and access to the utility area.

Utility Area

Has plumbing for washing machine and a stable style door accessing the rear garden.

Downstairs WC

Fitted with a low flush WC, wash hand basin, radiator, wall mounted combination Baxi boiler, uPVC double glazed opaque glass window to the rear elevation.

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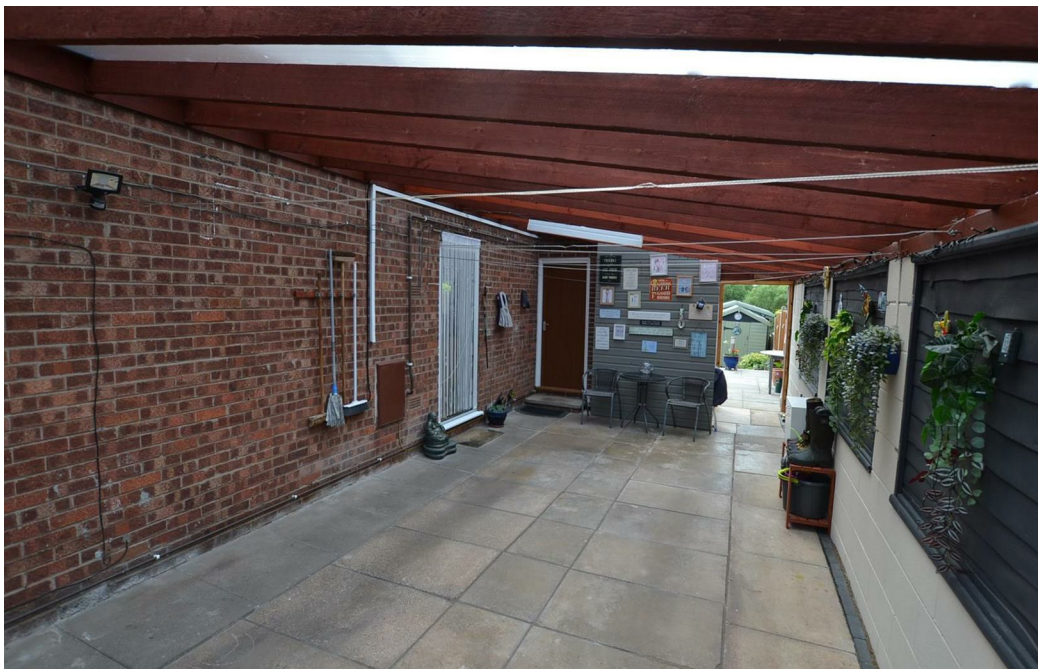
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

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

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Photographs

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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

We are advised by the vendor(s) that the premises are Freehold

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Thinking of Selling?

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