



17 Dalkeith Walk, Thringstone, Leicestershire, LE67 8LF

£169,950

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Property at a glance

- In Need Of Modernising
- No Upward Chain
- First Floor Bathroom
- Council Tax Band*: A
- Three Bedrooms
- Carpark Parking Available
- Ideal First Time Purchase
- Price: £169,950

Overview

OFFERED WITH NO UPWARD CHAIN This THREE BEDROOM MID-TOWNHOUSE comes to the market featuring a 19'5" lounge/diner, good size breakfast kitchen and three generous bedrooms facilitated by the family bathroom respectively. Externally the property enjoys a private rear garden with recently installed surrounding fence panelling and ample frontage. Early viewings come highly advised in order to avoid disappointment. EPC RATING C.

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.

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a uPVC front door with an inset opaque double glazed panel and flanked with adjacent opaque uPVC double glazed windows to either side and comprising an inset footwell and stairs rising to the first floor.

Breakfast Kitchen

9'4" x 15'4" (max) (2.84m x 4.67m (max))

Inclusive of a range of wall and base units with complimentary rolled edge work surfaces, a four ring gas hob with splash screen, extractor hood and electric oven/grill, a sink and drainer unit, space and plumbing for appliances whilst offering ample storage space via the understairs storage and having timber effect vinyl flooring, an opaque uPVC door to rear with adjacent uPVC double glazed window.

Lounge/Diner

9'7" x 19'5" (2.92m x 5.92m)

Enjoying a dual aspect with uPVC double glazed bow window to front and having uPVC framed French doors accessing the rear garden.

FIRST FLOOR

Landing

Comprising a loft hatch, an airing cupboard housing the gas fired central heating boiler and giving way to the entire first floor accommodation.

Bedroom One

9'6" x 13'3" (2.90m x 4.04m)

Enjoying uPVC double glazed window to the front.

Bedroom Two

6'3" x 10'5" (1.91m x 3.18m)

Having uPVC double glazed window to the front.

Bedroom Three

11'3" x 5'9" (3.43m x 1.75m)

Having uPVC double glazed window to the rear.

Family Bathroom

7'3" x 5'9" (2.21m x 1.75m)

This three piece white suite comprises a low level, push button wc, a vanity wash hand basin with monobloc mixer tap, a 'P' shaped bath with splash screen and thermostatic mixer shower over having part-tiled walls, ceramic tiled flooring, a chrome heated towel rail, an extractor fan and an opaque uPVC window to the rear.

OUTSIDE

Rear Garden

Having a paved seating area with adjacent lawn with further walkway accessing the rear of the garden which in turn houses a timber shed and is surrounded by timber closed board fence panelling with rear gated access.

Front

Comprising a lawned frontage with walkway accessing the front door.

Carpark Parking

The property enjoys readily accessible parking via a rear carparking area accessible beyond the boundary of the rear gate into the garden.

We are advised that parking to the property is not allocated and is on a 'first come, first served basis'.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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