



# Sinclair

Audlin View Brook Lane, Thringstone, Leicestershire, LE67 8DD

£425,000

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)



## Property at a glance

- Three Bedrooms
- En-Suite & Four Piece Bathroom
- Underfloor Heating, Log Burner
- Council Tax Band\*: D
- Detached Bungalow
- Open Plan Kitchen/Diner
- Garage & Parking
- Price: £425,000

## Overview

\*\*\*WOW FACTOR GUARANTEED\*\*\* This THREE BEDROOM DETACHED BUNGALOW offering a garden room and DETACHED GARAGE offers a host of immaculate internal living accommodation and benefits from modern creature comforts such as underfloor heating, en-suite, utility room and open plan kitchen/diner to say the least. An internal inspection comes highly advised in order to appreciate the wealth of accommodation on offer. Situated within a sought after cul-de-sac this one of a kind bungalow can be viewed TODAY! 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



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## GROUND FLOOR

### Entrance Porch

Entered through a composite front door with inset opaque double glazed panel, inset downlights and solid oak flooring.

### Entrance Hall

Enjoying continued solid oak flooring from the entrance porch and comprising loft hatch, inset downlights and an airing cupboard housing the hot water cylinder whilst facilitating access to the entire ground floor accommodation.

### Lounge

12'9" x 15'10" (3.89m x 4.83m)

Enjoying two uPVC double glazed windows to the side and a further uPVC double glazed window to the front which are all adorned with Hilarys shutters and are complimented by the solid oak flooring and cast iron log burner.

### Bedroom One

12'3" x 14'5" (3.73m x 4.39m)

Enjoying a range of fitted wardrobes, a dresser unit with bed enclosure and further uPVC double glazed window to the front with fitted Hilarys shutter.

### En-Suite

9'4" x 4'3" (2.84m x 1.30m)

This three piece white suite comprises a low level, push button WC, vanity wash hand basin with monobloc mixer tap, an oversized shower enclosure with thermostatic mixer waterfall shower, ceramic tiled flooring, inset downlights, an extractor fan, shaver point, electric underfloor heating, chrome heated towel rail and having an opaque uPVC double glazed window to the side.

### Family Bathroom

6'0" x 12'8" (1.83m x 3.86m)

This four piece white suite comprises a low level, push button WC, a panelled bath with mixer tap, a vanity wash hand basin, double shower enclosure with thermostatic bar mixer shower tap, inset downlights, chrome heated towel rail, an extractor fan, timber effect LVT flooring with electric underfloor heating and opaque uPVC double glazed window to the side.

### Bedroom Two

9'5" x 12'10" (2.87m x 3.91m)

Having uPVC double glazed window to the side.

### Bedroom Three

8'7" x 12'3" (2.62m x 3.73m)

Enjoying uPVC double glazed window to the side and continued solid oak flooring from the entrance hall.

### Kitchen/Diner

22'2" x 11'0" (6.76m x 3.35m)

Inclusive of a modern range of wall and base units, a one and half bowl sink and drainer with swan neck mixer tap, a fitted drinks cooler, five ring gas hob with extractor hood over, a range of tiled splashbacks, fitted microwave oven and complimenting double electric oven/grill. The kitchen also benefits from a plinth heater, a dual aspect with uPVC double glazed window to the side and rear, solid oak flooring, inset downlights, an integrated dishwasher and opens into both the utility and the garden room, the later via uPVC double glazed Bi-fold doors.

### Utility Room

4'7" x 11'0" (1.40m x 3.35m)

Opening from the kitchen/diner and having wall and base units, work surfaces, sink unit, extractor fan, solid oak flooring, space and plumbing for appliances, uPVC double glazed window to rear and uPVC double glazed external door to the side.

### Garden Room

10'7" x 12'6" (3.23m x 3.81m)

Enjoying a 'wet' underfloor heating system and accessible via uPVC framed Bi-fold doors from the kitchen/diner, the garden room benefits from an array of uPVC double glazed windows overlooking the private rear garden, a vaulted ceiling, timber effect LVT flooring and uPVC French Doors to the side.

## OUTSIDE

### Private Rear Garden

A paved patio area with an adjacent stone shingled side driveway gives way to the detached garage accessible via a double set of timber gates and is facilitated by a water point and wall lighting. A further slate shingled area with low maintenance edging of box hedges surround the garden and is complimented by timber closed board fence panelling.

### Detached Garage

12'5" x 18'7" (3.78m x 5.66m)

Entered via a 'fob controlled' electric roller door and having both light and power with a further uPVC framed personnel door to the side.

### Front

A tarmacadam entrance gives way to a gravelled driveway (with shared access to the next door neighbours driveway) bisects an area of raised beds which in turn comprises stone and slate shingling and a range of shrubs whilst also giving way to separate gated access, an area of block paved steps gives way to a ramp accessing the front door which in turn is facilitated by wall mounted lantern style lighting.





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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Special Note To Buyers

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\* 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.

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