



Sinclair

14 Clover Place, Thringstone, Leicestershire, LE67 8LD

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Offers In Excess Of  
£235,000

## Property at a glance

- Three Bedrooms
- Open Plan Bay Fronted Lounge
- Good Sized Rear Garden
- Council Tax Band\*: B
- Semi Detached Home
- Kitchen/Diner
- Off Road Parking
- Price: £235,000

## Overview

This ATTRACTIVE THREE BEDROOM SEMI DETACHED FAMILY HOME comes to the market having enjoyed AN EXTENSIVE MODERNISATION at the hands of the current owners and in brief comprises open plan bay windowed lounge which gives way to the Wren kitchen/diner to the ground floor and having stairs rising to the first floor landing with three good sized bedrooms and family bathroom. Externally, the property enjoys a larger than average rear garden and front driveway offering off road parking for multiple vehicles. Early viewings come highly advised in order to avoid disappointment. 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.

### Ground Floor



### First Floor



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## Detailed Accommodation

### GROUND FLOOR

#### Lounge

15'0" x 13'5" into bay (4.57m x 4.09m into bay)

Entered via a composite front door with adjacent uPVC double glazed window and comprising stairs rising to the first floor, timber effect laminate flooring and uPVC bay window to front.

#### Wren Kitchen/Diner

15'2" x 7'7" (4.62m x 2.31m)

Inclusive of an attractive range of wall and base units complemented by under cabinet wall lighting, marble effect work surfaces, column radiator, a fitted double sink unit with mixer tap, four ring induction hob having extractor hood over and splash screen, double electric oven and grill and integrated microwave oven, fridge/freezer and dishwasher. Other benefits include inset down lights, timber effect laminate flooring, under stairs storage, uPVC double glazed window to rear, uPVC double glazed French doors accessing the rear garden and uPVC double glazed side door.

#### Utility

Accessible via the kitchen/diner, the utility comprises the gas fired central heating boiler, timber effect laminate flooring and space and plumbing for appliances.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing gives way to three good sized bedroom and the family bathroom and comprises uPVC double glazed window to side and access to loft.

#### Bedroom One

9'5" x 11'4" (2.87m x 3.45m)

With uPVC double glazed window to front.

#### Bedroom Two

9'4" x 8'0" widening to 8'8" (2.84m x 2.44m widening to 2.64m)

With uPVC double glazed window to rear.

#### Bedroom Three

8'4" x 8'4" (2.54m x 2.54m)

With uPVC double glazed window to front and coving.

#### Family Bathroom

8'3" x 5'4" (2.51m x 1.63m)

The three piece white suite comprises panelled bath with splash screen and drencher shower over, vanity wash hand basin with mono bloc mixer tap, low level push button wc, chrome heated towel rail, ceramic tiled flooring with further ceramic tiled walls, inset down lights, extractor fan and opaque uPVC double glazed window to rear.

### OUTSIDE

Provides...

#### Private Rear Garden

A block paved side area sits adjacent to an area of raised timber decking with inset plinth lighting and giving way to a well maintained lawn bisected by a paved walkway to the rear of the garden and facilitated by side gated access and wall lighting whilst giving way to a further paved patio area and garden shed.

#### Front

A block paved double driveway offers ample off road parking for multiple vehicles and gives way to the front door which in turn is facilitated by wall mounted lighting.





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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

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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.

## Referral Fee Disclosure

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## Thinking of Selling?

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



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