

Jones Close

Thringstone, Coalville, LE67 8AE

John 
German





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£325,000

A well presented family home set on a sought after development. It offers four bedrooms, two bathrooms (en suite) and excellent living space with full depth family living kitchen/diner and full depth living room. There is a guest cloakroom, utility, landscaped private garden and single garage.



This modern four bedroom home is superbly positioned on the edge of Thringstone and is set upon a popular development which is in walking distance of Grace Dieu Park with its winding woodland trails, babbling stream, historic viaduct and the ruins of Grace Dieu Priory.

Behind the entrance door you will find a central reception hallway with guest cloakroom off. To your left is a fabulous full depth open plan living/dining kitchen with dual aspect windows and tiled flooring underfoot. There is plenty of space for a family dining table and informal seating. The kitchen is well equipped with a range of soft cream shaker style cabinets with complimentary countertops that incorporate a one and half bowl sink with mixer tap, four ring gas hob with stainless steel splashback and extractor hood above, oven set beneath and integral dishwasher and fridge freezer. Adjacent is the useful utility room which has further storage and space for washing machine with a door leading you out to the rear garden.

Similar to the kitchen, the living room also runs front to back of the property and there is beautiful and practical LVT flooring underfoot. The room is large enough to have a separate zoned study or in this case a lovely craft/homework area for the children. French doors take you out to the private garden.

Upstairs, leading off the galleried landing you will find four bedrooms arranged around, alongside the family bathroom. Particular attention must be drawn to the principal bedroom which has the benefit of fitted wardrobes, rear views over the countryside and its private en suite shower room. The family bathroom is finished in white and offers panelled bath with attractive tiling to the shower area where there is mains shower above with glazed shower screen, pedestal wash hand basin and WC.

Outside, the property has a small garden to the fore with pathway approach. To the side of the property is a tarmac driveway providing off road parking and access to the single garage. Gated side access takes you into the rear garden, being landscaped with an extensive paved patio area with a central bark chip area, raised planted borders and raised flower bed. The garden enjoys a great degree of privacy.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band D

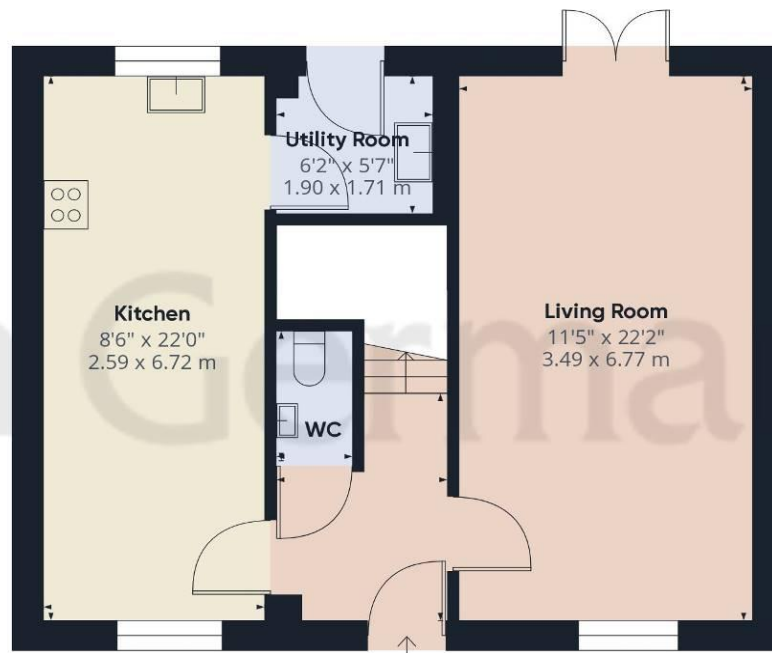
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.nwleics.gov.uk

Our Ref: JGA/10092024

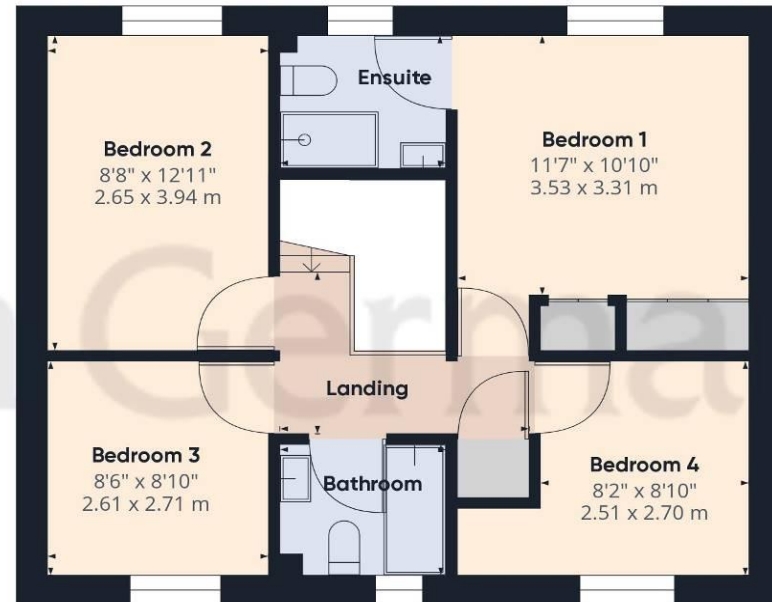
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1114.39 ft²

103.53 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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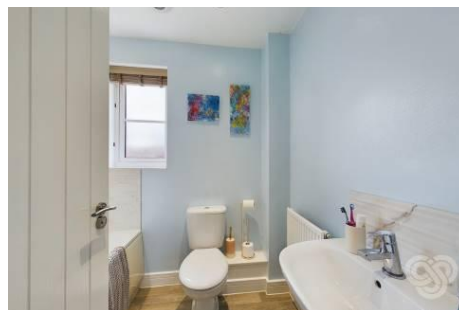
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 94 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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