



shepherd & white

THE JOURNEY HOME

A HOME WITH A VIEW. A LIFESTYLE TO CREATE.

THORNTON VILLAGE | THREE DOUBLE BEDROOMS |
OPEN COUNTRYSIDE VIEWS

A LITTLE TLC. A LOT TO OFFER.

Some homes are all about polished interiors. Others offer something more exciting: the opportunity to create a home of your own, in a setting that's becoming increasingly difficult to find.

Situated in the desirable village of Thornton, this three-bedroom home enjoys **stunning open views across the surrounding countryside**, **generous gardens** and the added benefits of **off-road parking** and a **detached garage**.

The accommodation offers three double bedrooms, a spacious kitchen/diner and a welcoming lounge with an attractive open brick fireplace. While the property would benefit from some updating, it presents an opportunity to introduce your own style and make the most of its appealing setting.

The extensive rear garden enjoys open countryside views, with a summer house and decking providing a wonderful space to relax, entertain or simply enjoy the outdoors.

In a village location where parking can be at a premium, the property offers valuable off-road parking together with a detached brick-built garage. The front garden has been reconfigured to create additional parking space and remains unfinished, allowing the incoming owner to complete the area to their own requirements.

For buyers who can see beyond the immediate presentation, this is a home with genuine potential, attractive surroundings and practical features that are not always easy to find together.

Proudly serving Leicestershire

shepherdandwhite.co.uk



THE JOURNEY HOME

A WELCOMING LIVING ROOM

A comfortable and characterful space, perfect for relaxing, entertaining or enjoying time with family and friends. With its deep blue walls, warm wood flooring and feature fireplace, this room offers a lovely balance of charm and potential, ready for you to add your own personal touch.

MAIN STREET, THORNTON

THREE DOUBLE BEDROOMS | OPEN COUNTRYSIDE VIEWS

Proudly serving Leicestershire

shepherdandwhite.co.uk



A KITCHEN MADE FOR LIVING

COOK • GATHER • UNWIND

SPACE TO MAKE YOUR OWN

A garden, a view and room to grow





A Garden to Enjoy. A Setting to Treasure.

From relaxed afternoons on the patio to a garden full of character, there's space to unwind, entertain and make it your own — with a beautiful leafy outlook adding to the appeal.

SHEPHERD & WHITE

PROUDLY SERVING LEICESTERSHIRE



SHEPHERD & WHITE

— ESTATE & LETTING AGENTS —

PEOPLE
PROPERTY
PLACES
POSSIBILITIES

THE JOURNEY HOME

THORNTON | LEICESTERSHIRE

A view to call home.

In Thornton, life is surrounded by nature, with the beautiful Thornton Reservoir on your doorstep. Enjoy peaceful walks, wildlife and open spaces, all within a welcoming village community and easy reach of Leicester, Coalville and the surrounding Charnwood countryside.



SCENIC WALKS

Nature and open spaces on your doorstep



A WELCOMING COMMUNITY

A friendly and vibrant village



GREAT CONNECTIONS

Easy access to Leicester, Coalville and beyond



A BETTER LIFESTYLE

More space.
More fresh air.
More you.

“Some views stay with you long after you’ve left.”

THORNTON

NATURAL BEAUTY.
A BRIGHTER TOMORROW.

THE JOURNEY HOME

A Home with a View. A Lifestyle to Create.

THORNTON VILLAGE | THREE DOUBLE BEDROOMS | OPEN COUNTRYSIDE VIEWS

A LITTLE TLC. A LOT TO OFFER.

Some homes are all about polished interiors. Others offer something more exciting: the opportunity to create a home of your own, in a setting that's becoming increasingly difficult to find.

Situated in the desirable village of Thornton, this three-bedroom home enjoys stunning open views across the surrounding countryside, generous gardens and the added benefits of off-road parking and a detached garage.

The accommodation offers three double bedrooms, a spacious kitchen/diner and a welcoming lounge with an attractive open brick fireplace. While the property would benefit from some updating and a little tender loving care, it presents an opportunity for a buyer to introduce their own style and make the most of its appealing setting. Outside, the property has plenty to offer. The extensive rear garden enjoys open countryside views, while the summer house and patio provide space to relax, entertain or indulge a passion for gardening.

A particularly valuable feature in a village location where parking can be at a premium is the provision of off-road parking, together with a detached garage. The expansive front garden has been reconfigured to create additional parking space, although the work remains unfinished, allowing the incoming owner to complete the area to their own requirements.

For buyers who can see beyond the immediate presentation, this is a home with genuine potential, attractive surroundings and practical features that are not always easy to find together.

The views are already there. The space is here. The next chapter is yours to create.

LOUNGE

12' 11" x 11' 7" (3.94m x 3.54m)

A welcoming reception room featuring a uPVC double-glazed window and entrance door to the front, radiator, decorative cornice and laminate flooring. An attractive open fireplace provides a characterful focal point.

FITTED KITCHEN DINER

16' 7" x 11' 7" (5.07m x 3.54m, narrows to 1.50m)

A generously proportioned kitchen and dining area fitted with a range of modern wall and base units, complemented by tiled work surfaces. Features include an integrated one-and-a-half-bowl sink and drainer with mixer taps, electric cooker point with extractor fan over, plumbing for a washing machine and tiled splashbacks. There is also a radiator, useful understairs cupboard, door to the staircase, uPVC double-glazed window and rear door, together with two ceiling windows providing additional natural light.

LOBBY

GROUND FLOOR BATHROOM

A modern white suite comprising a bath with shower over, pedestal wash hand basin and low-flush WC. Further features include tiled splashbacks, recessed ceiling spotlights, extractor fan, shaver point and heated towel radiator.

FIRST FLOOR

Approached from a central landing are two bedrooms as follows

BEDROOM ONE

11' 10" x 9' 7" (3.62m x 2.94m)

A double bedroom with uPVC double-glazed window to the front, radiator and walk-in wardrobe.

BEDROOM TWO

11' 8" x 8' 3" (3.58m x 2.52m)

A further bedroom with uPVC double-glazed window to the rear, radiator and walk-in wardrobe.

SECOND FLOOR LANDING

Featuring a double-glazed Velux window to the front, and additional storage within the eaves.

BEDROOM THREE

12' 0" x 10' 11" (3.66m x 3.33m)

A third double bedroom situated on the second floor, with uPVC double-glazed window to the rear, radiator

OUTSIDE

Front Garden & Off-Road Parking

The expansive front garden has been reconfigured to provide additional off-road parking.

In a village location where parking can often be at a premium, this provision is a significant practical advantage. The area remains unfinished and will require further work to complete, offering the incoming owner the opportunity to finish the space to their own requirements.

SHARED ACCESS & DETACHED GARAGE

A shared access driveway runs alongside the property, providing access to the detached garage and the rear areas of the neighbouring properties.

The shared access arrangement provides a practical route to the garage and rear of the property, complementing the off-road parking available at the front.

DETACHED GARAGE

A detached brick-built garage with windows to the side and rear, providing useful storage and additional practicality.

AN EXTENSIVE REAR GARDEN WITH CHARACTER AND COUNTRYSIDE APPEAL

The extensive rear garden is a real feature of the property, offering a wonderfully leafy setting with plenty of space to relax, entertain and enjoy the outdoors. Mature trees, established shrubs and colourful planting create a garden full of character, while the open countryside outlook adds to the sense of space and tranquillity.

A paved patio provides an ideal spot for outdoor dining and summer gatherings, while the garden extends beyond into a more informal, established area, offering scope for keen gardeners and those looking to create their own outdoor haven. A useful summer house provides additional versatility, whether for hobbies, storage or a quiet retreat.

With its combination of outdoor entertaining space, mature planting and attractive rural views, this is a garden with plenty to appreciate and further potential to make it your own.

IMPORTANT NOTES

The multi-fuel burner within the lounge fireplace has been used in the past but will require repairing or replacing

There is a right of way to the right hand side of the garden leading to allotments

Hinckley & Bosworth Borough Council

Band B



THE JOURNEY HOME

Space to Make Your Own

Three bedrooms across three floors | A home with potential

A LITTLE TLC. A LOT TO OFFER.

A three-bedroom home with generous accommodation, a spacious kitchen/diner and a welcoming lounge, offering great potential in a sought-after village location.



THREE
DOUBLE
BEDROOMS



SPACIOUS
LOUNGE

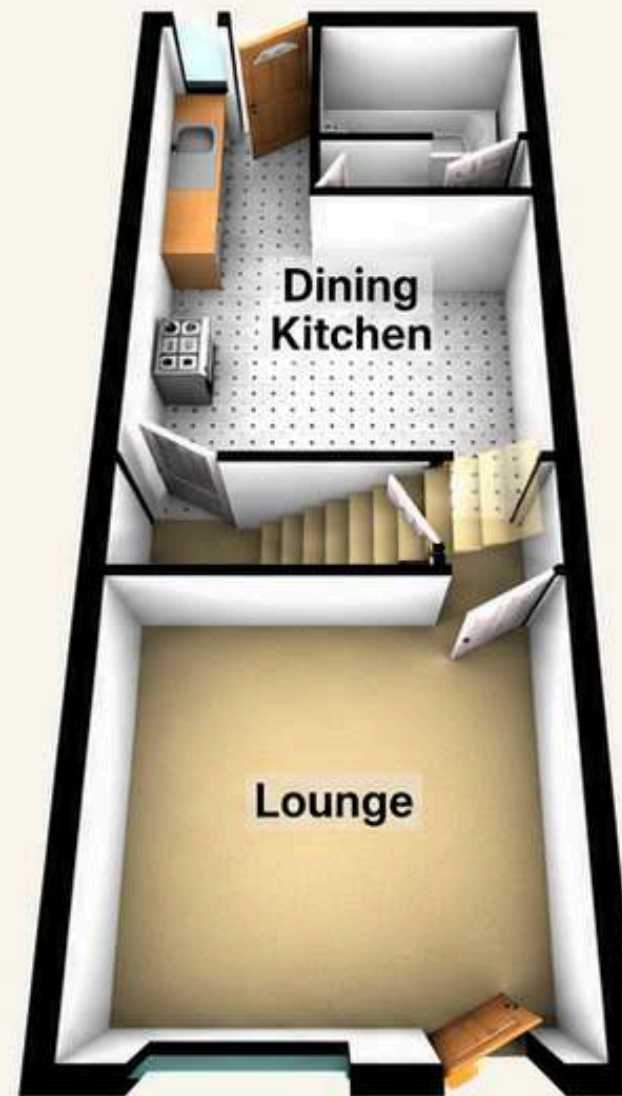


KITCHEN/
DINER

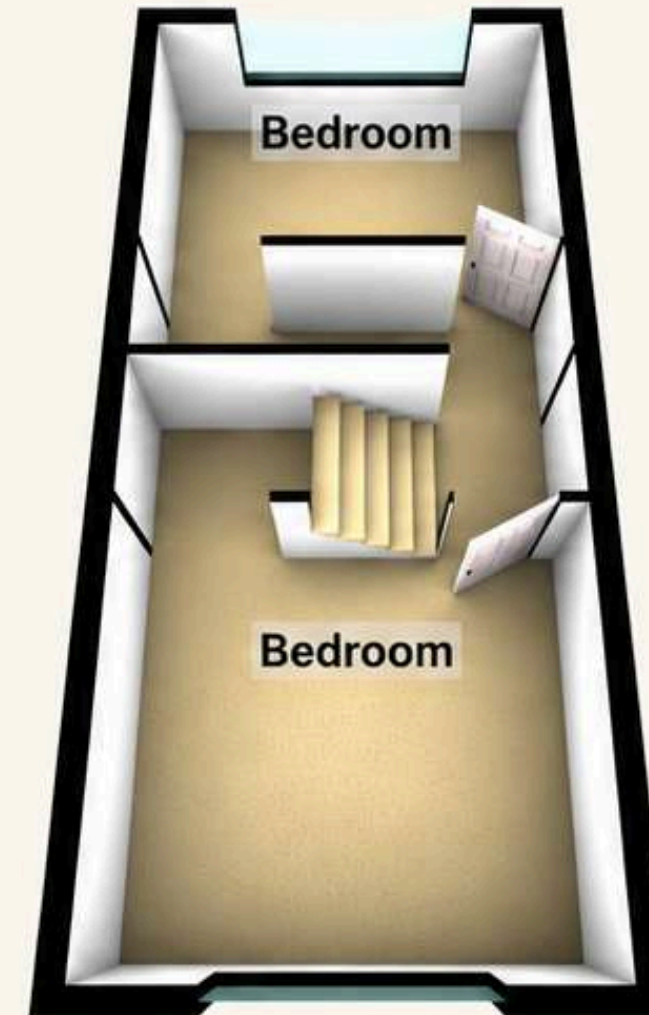


GENEROUS
GARDENS

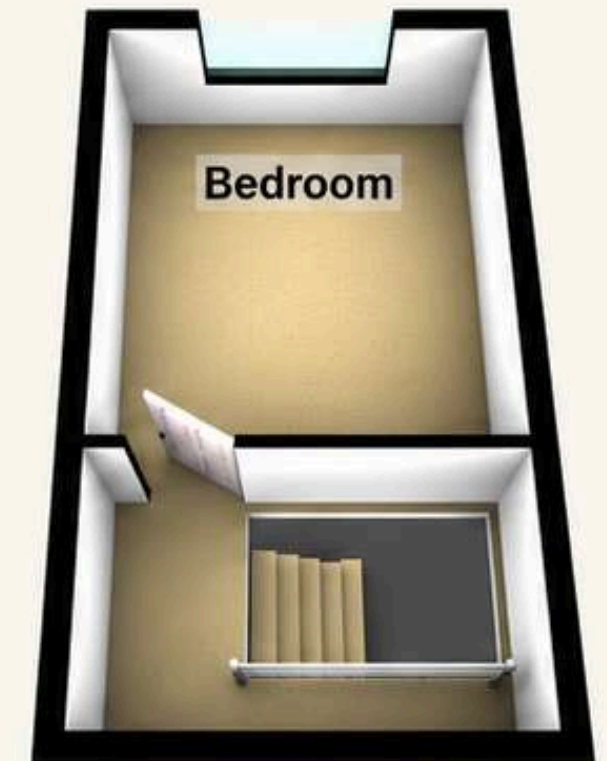
Ground Floor



First Floor



Second Floor



The next chapter is yours to create...



Your local, independent estate and letting experts

One Home. One Agent. Better Representation.



NOTES – MEASUREMENTS

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.



PHOTOGRAPHS

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



TENURE

Freehold – Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.



CONSUMER PROTECTION LEGISLATION

These sales details have been written to conform to Consumer Protection Legislation.



ANTI-MONEY LAUNDERING

In accordance with current Anti-Money Laundering Regulations, all prospective purchasers will be required to complete identity verification before a sale can proceed. This will include the provision of valid photographic identification and proof of address, together with information confirming the source of funds where applicable. Shepherd & White works in accordance with UK legislation to ensure compliance and to help facilitate a smooth transaction for all parties.



SALES & VALUATIONS
01163 666326



EMAIL
sales@shepherdandwhite.co.uk



WEBSITE
www.shepherdandwhite.co.uk



LEICESTER
01163 666326



COALVILLE



ASHBY-DE-LA-ZOUCH
01530 231859



CHARNWOOD FOREST
VILLAGES

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

England & Wales

EU Directive
2002/91/EC



Proudly serving Leicestershire

