Homestead Road

Thringstone, Coalville, LE67 8LL

John German

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£200,000

A characterful and versatile home offering bright, well-proportioned accommodation, a sociable open-plan living, dining and kitchen space, plus a useful vaulted-ceiling home office. Outside, generous gardens, two sun terraces and ample driveway parking create an excellent setting for both everyday living and entertaining.

A welcoming entrance hallway sets the tone for this attractive home, with a uPVC entrance door, side window and staircase rising to the first floor.
Off the hallway, a versatile reception room provides an excellent additional space for a home office, featuring a vaulted ceiling and glazed skylight.
The main living room is a bright and inviting reception space, enjoying an almost east-west aspect that brings plenty of natural light throughout the day. A wide front-facing window complements French doors opening directly onto the rear garden, creating an easy connection between the house and outside space.
At the heart of the home is a sociable open-plan living, dining and kitchen space, designed to work equally well for everyday family life and entertaining. There is ample room for comfortable sofa seating and a dining table, while the kitchen itself is fitted with an excellent range of Shaker-style wall and base cabinets, complemented by marble-effect work surfaces and a Belfast-style sink positioned beneath the window. Integrated appliances include an electric oven, induction hob, dishwasher, fridge and microwave, together with a stainless steel and glass extractor hood. There is an impressive amount of storage, making this a practical as well as attractive heart to the home.
The ground floor is further enhanced by a modern shower room, fitted with full-height shower wall panelling, enclosed shower with folding screen and mains shower, wash hand basin and WC.
Upstairs, the landing retains a lovely sense of character, with stripped original timber doors leading to the bedrooms and a large picture window overlooking the rear. An airing cupboard provides useful linen storage and houses the Vaillant combination boiler.
There are three well-proportioned bedrooms, all capable of accommodating double beds and each benefiting from built-in wardrobes with matching stripped original timber doors. Bedroom one stretches across the front of the house and features two windows, while bedroom two enjoys a pleasant outlook towards the rear garden. Bedroom three is a surprisingly spacious room.

Outside, the property is approached via a block-paved driveway providing multiple parking spaces. To the rear, the gardens are a particularly appealing feature, with generous areas of lawn, neatly planted borders and enclosed fencing. Two separate patio areas provide plenty of opportunity for outdoor seating and entertaining, with one ideally positioned to capture the morning sunshine and the other perfectly placed for afternoon and evening sun.
Altogether, this is a characterful and versatile home, combining generous living accommodation with a sociable open-plan kitchen, three well-proportioned bedrooms, useful additional ground-floor space and a substantial garden designed to be enjoyed throughout the day.

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**: Driveway **Electricity supply**: Mains **Water supply**: Mains
Sewerage: Mains **Heating**: Mains gas (Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre
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 A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA25092026

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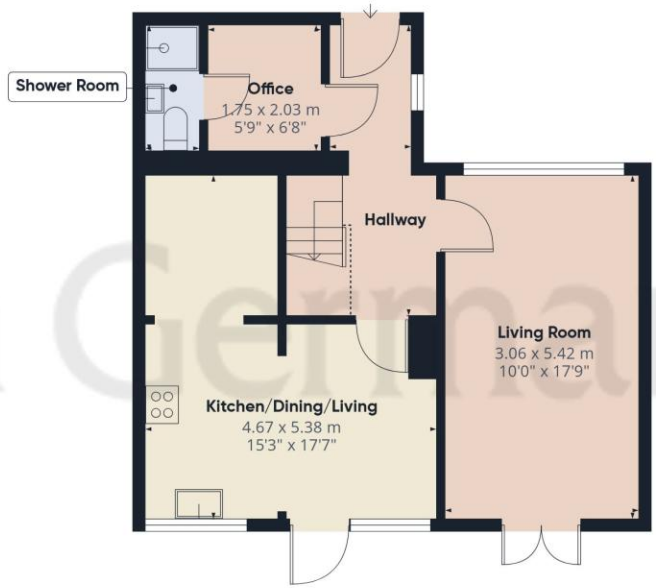
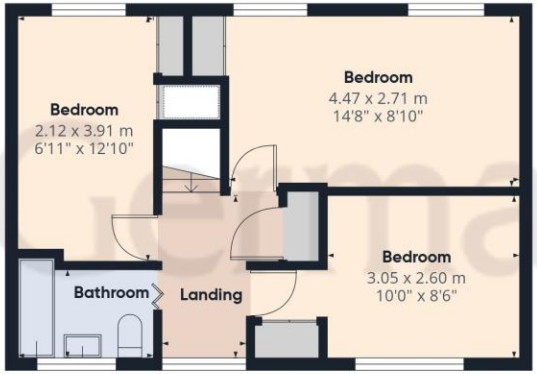


Ground Floor



Floor 1

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Approximate total area(1)

88.3 m²

948 ft²

Reduced headroom

1.2 m²

13 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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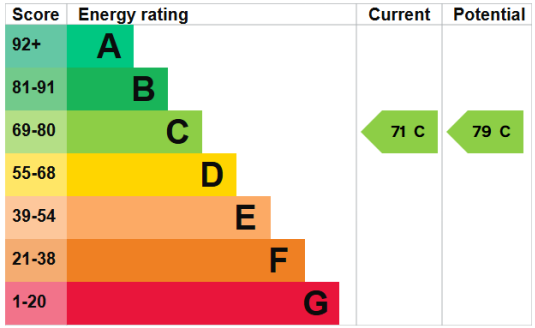

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