



2 Warwick Close
Thornton, LE67 1BZ

£375,000



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A delightfully unique three storey 3 bedroom detached house built in 2010 situated in sought after village location with West facing views from an elevated balcony. Thornton has a school, shops and the popular attraction of the reservoir. The property benefits from full gas central heating (combi boiler), UPVC double glazed windows, modern kitchen with appliances. Accommodation on three floors comprises of a huge lounge-diner, kitchen, utility room, integral garage, 3 bedrooms (one on each floor) all with en-suite bath/shower rooms. Driveway to front, gardens to rear. Early viewing is highly recommended - a fabulous house! Freehold. Council Tax Band D

Entrance Hall

A spacious welcoming entrance hall. Composite double glazed entrance door and side panel, tiled flooring, stairs to first floor, radiator.

Bedroom Two

17'2" x 10'6" (5.24m x 3.21m)

A generously sized ground floor bedroom with en-suite bathroom. UPVC double glazed window to front, laminate flooring, radiator. Ample space for the largest of beds and bedroom furniture.

En-suite Bathroom

10'5" x 6'3" (3.20m x 1.91m)

A recently refitted contemporary 4 piece bathroom suite. Heated towel rail, tiled floor, mainly tiled walls, spotlights to ceiling, extractor fan. double ended panelled bath, separate fully tiled shower cubicle with mains shower, vanity wash hand basin, wc

Utility Room

7'6" x 6'1" (2.31m x 1.86m)

Tiled flooring, radiator, extractor fan, stainless steel sink unit with mixer tap, provision for washing machine.

First Floor: Lounge-Diner

24'6" x 17'10" (7.48m x 5.44m)

The staircase rising to the first floor issues straight into the superb spacious lounge-diner which has dual aspect. Although the lounge-diner is technically on the first floor of this three storey house, due to the hilly terrain the French doors issue directly to the back gardens. Two UPVC double glazed windows to front, two radiators, solid wood flooring, log burner, stairs to second floor, UPVC double glazed French doors to rear.

Cloaks/wc

UPVC double glazed opaque window, wash hand basin, wc, radiator.

Breakfast-Kitchen

11'4" x 10'3" (3.47m x 3.14m)

A well appointed modern kitchen. UPVC double glazed windows to rear and side, tiled floor, spotlights to ceiling, radiator, access to loft. Fitted with a range of shaker style base, drawer & eye level units, quartz work surfaces with tiled surrounds, white enamel double Belfast sink unit with mixer taps, Bosch built in stainless steel fan assisted double oven/grill, four ring gas hob with extractor hood, provision for dishwasher (to be included in sale).

Second Floor: Dressing Room

The stairs from the lounge-diner issue directly into the dressing room which forms the master bedroom suite on the top floor along with the en-suite shower room. Solid wood engineered flooring, full length Hammonds wardrobes, dressing table, cabinets including a wealth of drawers. Two double glazed skylights.

En-suite Shower Room

Mainly tiled walls, spotlights to ceiling, extractor fan, shower cubicle with mains shower, pedestal wash hand basin, wc, heated towel rail, double glazed skylight.

Bedroom One

15'3" x 14'11" (4.65m x 4.57m)

A bright and airy top floor bedroom with 5 double glazed skylights. Solid wood engineered flooring, radiator. Access to further eaves storage.

Outside

The open plan front of the property has a lawned garden area with a young tree and a tarmac twin driveway, providing space for two cars side-by-side, leading to garage.

The private rear garden has paved patio, lawn, borders, external water tap, power socket, fully fenced boundaries with gated side access.

The current owners have created a balcony patio accessed from the side of the property and enjoying the West facing views over fields to the front and side of the house.

Integral Garage

24'10" x 9'3" (7.57m x 2.82m)

A tremendously useful long integral garage with up & over door, light & power, Glowworm central heating boiler, electric consumer unit.

Local Authority & Council Tax Info (HBBC)

This property falls within Hinckley & Bosworth Borough Council (www.hinckley-bosworth.gov.uk)

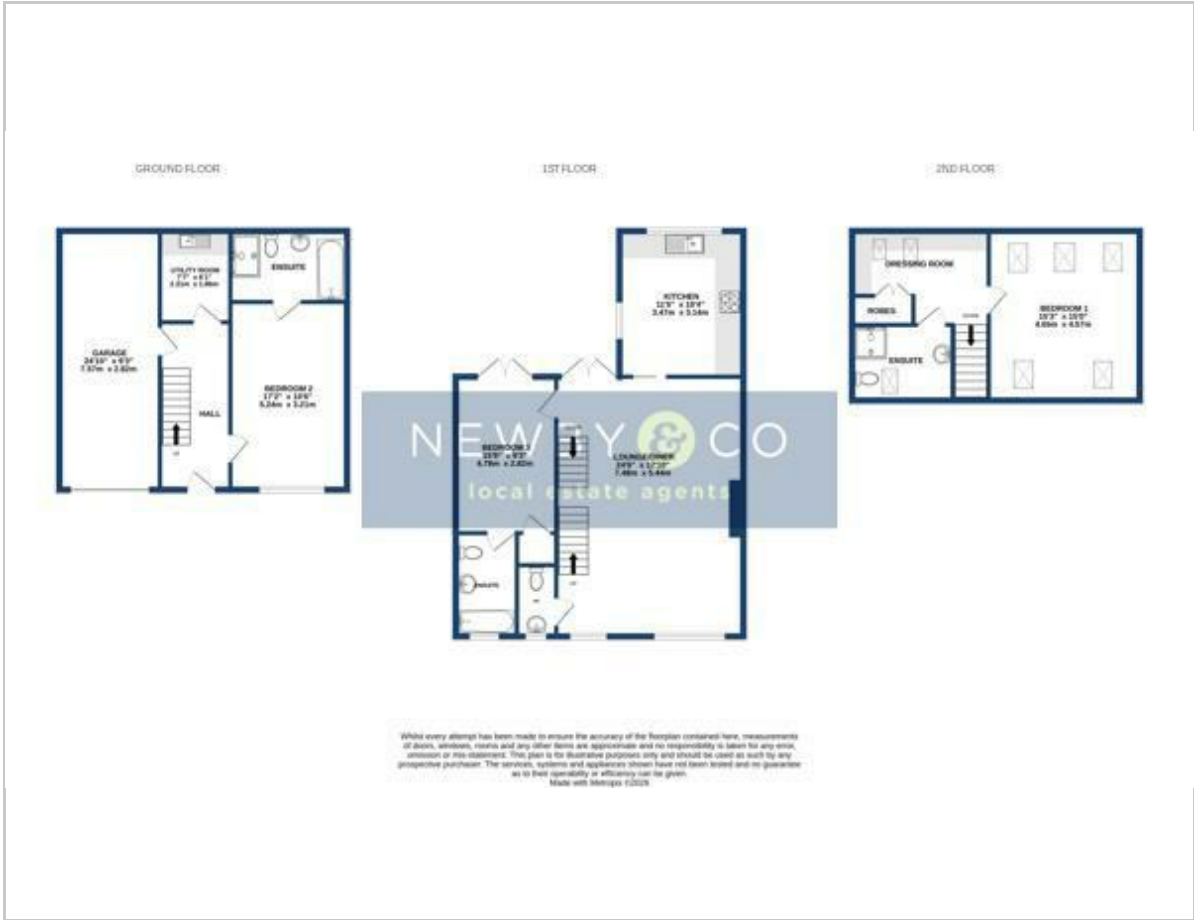
It has a Council Tax Band of D which means a charge of £2,406.27 for tax year ending March 2027

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan



Viewing

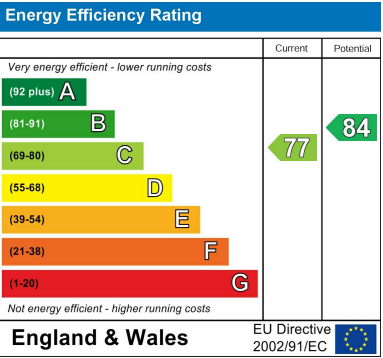
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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