Holders

A Modern Estate Agent









18 Gee Lane, Coalville, LE67 8AF

£86,000

An attractive three-bedroom home in the popular village of Thringstone, offering well-proportioned accommodation including a spacious kitchen/diner with double doors to the rear garden, a separate living room and ground floor WC. Further benefits include two designated parking spaces and convenient access to local amenities and transport links.. The property is offered for sale on a shared ownership basis, with the 40% share available to purchase for £86,000 based on a full market value of £215,000. Alternatively, purchasers have the option to acquire the full 100% ownership at £215,000.

Summary
Situated within the popular village of Thringstone, this attractive three-bedroom home at 18 Gee Lane offers well-proportioned accommodation, contemporary convenience and the benefit of two designated parking spaces.

The property opens into a welcoming living room, featuring attractive wooden flooring and a front-facing window, creating a comfortable space to relax. To the rear, the kitchen/diner provides an excellent area for both everyday living and entertaining, fitted with a range of units complemented by wooden worktops, a gas hob, fan-assisted oven and integrated dishwasher. Ceramic tiled flooring adds practicality, while double doors provide access to the rear garden, allowing plenty of natural light into the room. A useful ground floor WC completes the accommodation on this level.

To the first floor are three bedrooms, comprising two well-proportioned bedrooms alongside a third bedroom which could also lend itself to use as a nursery, dressing room or home office. The accommodation is served by a family bathroom.

Externally, the property benefits from two designated parking spaces, adding to its practicality.

Thringstone offers a range of local amenities, with further facilities available in the nearby towns of Coalville and Loughborough, alongside convenient road links providing access to the surrounding villages and wider motorway network.

The property is leasehold, with approximately 116 years remaining on the 125-year lease which commenced in 2017.
Ground Rent: £330.28 per month
Service Charge: £81.20
Payable to Riverside.

The property is offered for sale on a shared ownership basis, with the 40% share available to purchase for £86,000 based on a full market value of £215,000. Alternatively, purchasers have the option to acquire the full 100% ownership at £215,000.

Disclaimer
1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

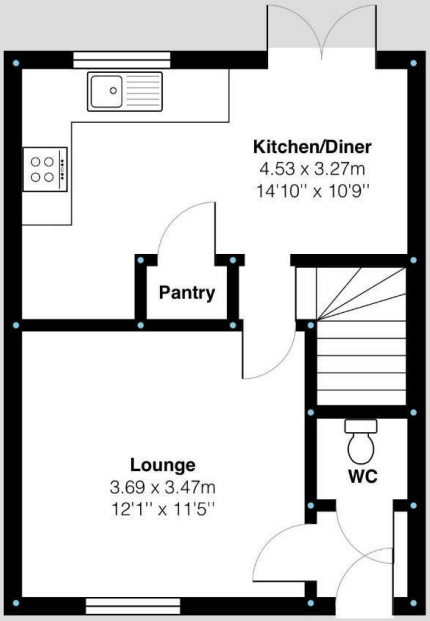
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra Information
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

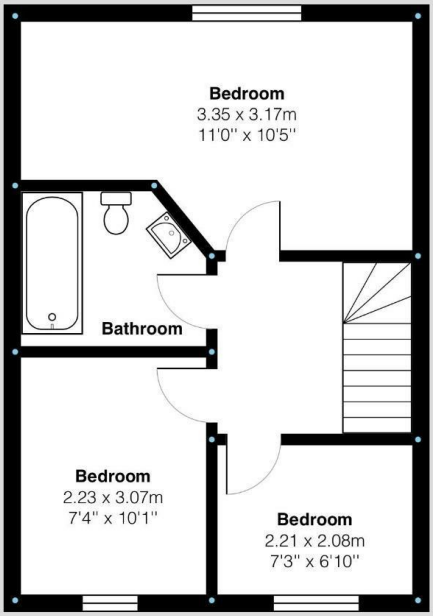
Ground Floor



Gee Lane, Thringstone
Internal Square Footage: Approx 754 sqft

Holders
A Modern Estate Agent

First Floor



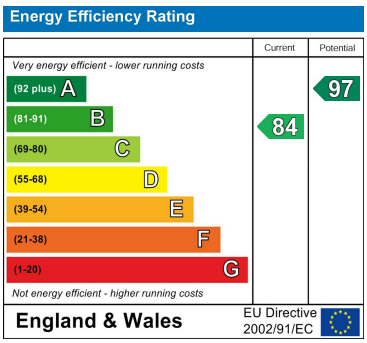
Gee Lane, Thringstone
Internal Square Footage: Approx 754 sqft

Holders
A Modern Estate Agent

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1 Field Street, Shepshed, LE12 9AL
Tel: 01509n 451100 Email: hello@holdersestateagents.co.uk