

# Sinclair



14 Hawthorne Drive, Thornton

£280,000

# 14 Hawthorne Drive

Thornton

**OFFERED WITH NO UPWARD CHAIN** This well presented FOUR BEDROOM DETACHED HOME comes to the market in a quite CUL-DE-SAC location in the popular village of Thornton offering generous living accommodation, perfectly suited for modern family life. The property offers a entrance hall, lobby, ground floor w.c, a spacious lounge/diner with patio doors and a kitchen with a large bay window offering lots of natural light to the ground floor. Stairs rising to the first floor landing gives way to four good sized bedrooms and the family bathroom. Externally, the property benefits from an integral garage, private driveway with off road parking, a front garden adorned with mature shrubs and trees and a private garden with mature trees and a garden shed.

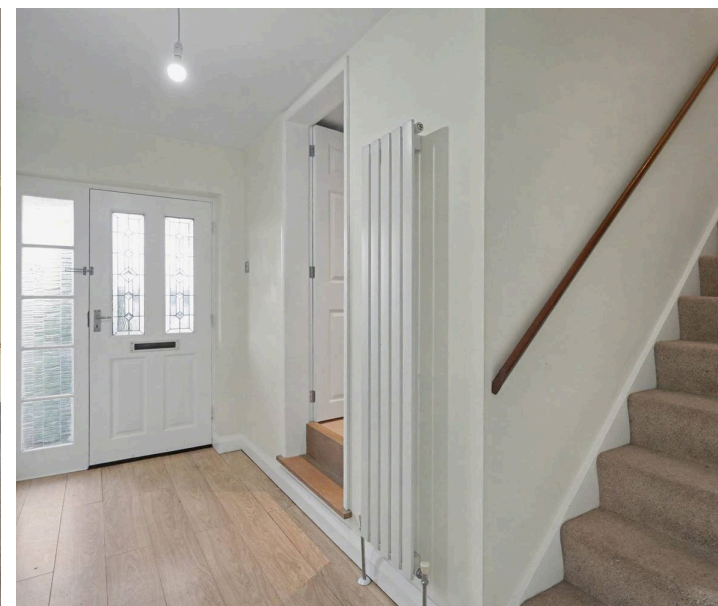
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached Home
- Open Plan Lounge/Diner
- Four Good Sized Bedrooms
- Attached Integral Garage
- Private Rear Garden
- Quiet Cul-De-Sac Village Location



## GROUND FLOOR

### Entrance Hall

Entered through a double glazed front door with inset double glazed panels with adjacent window, timber effect laminate flooring, column radiator and stairs rising to the first floor.

### Lounge/Diner

12' 8" x 22' 0" (3.86m x 6.70m)

Having open fireplace with hearth and timber mantle over, under stairs storage access, uPVC double glazed window to rear and uPVC sliding patio doors accessing the rear garden.

### Kitchen

14' 1" x 8' 5" (4.28m x 2.57m)

Having an attractive range of base and wall units, butchers block work surfaces, single built-in electric oven/grill, four ring electric hob with extractor over, tiled splashbacks, one-and-a-half bowl sink and drainer unit with mixer tap, integrated fridge and dishwasher, coving, inset down lights, ceramic tiled flooring, uPVC double glazed bay window to front and double glazed external door to side.

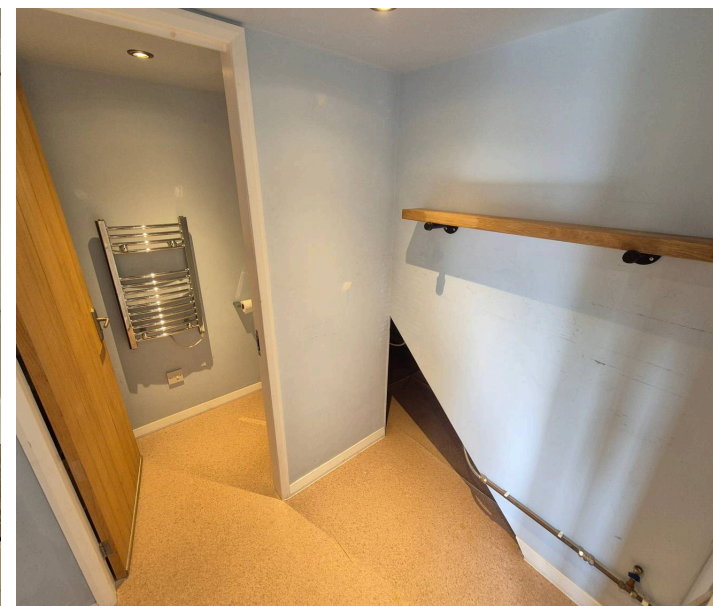
### Lobby

With steps up from the entrance hall and having vinyl flooring and inset down lights and access to the ground floor w.c.

### Ground Floor WC

4' 11" x 2' 10" (1.50m x 0.86m)

Having a w.c, wall mounted wash hand basin, vinyl flooring, inset down lights and chrome heated towel rail.



## FIRST FLOOR

### Landing

Stairs rising to the first floor giving way to four good sized bedrooms and the family bathroom along with an airing cupboard and double glazed window to side.

### Bedroom One

9' 7" x 11' 11" (2.93m x 3.64m)

Having uPVC double glazed window to rear.

### Bedroom Two

7' 9" x 10' 11" (2.37m x 3.34m)

Having uPVC double glazed window to front.

### Bedroom Three

7' 9" x 10' 11" (2.36m x 3.32m)

Having uPVC double glazed window to front.

### Bedroom Four

7' 6" x 9' 11" (2.29m x 3.02m)

Having uPVC double glazed window to rear.

### Family Bathroom

8' 1" x 6' 2" (2.46m x 1.88m)

This three piece suite comprises low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, P-shaped panelled bath with shower over and side screen, vinyl flooring, inset down lights and two uPVC double glazed windows to side.



## REAR GARDEN

Having paved seating area giving way to raised lawn with a range of mature trees and shrubs ascending to a timber framed potting shed and adjacent vegetable patch.

## FRONT GARDEN

Steps leading up to the front door and comprising an array of mature trees and shrubs to the front.

## Driveway

Offering a driveway providing off road parking for multiple vehicles.

## Garage

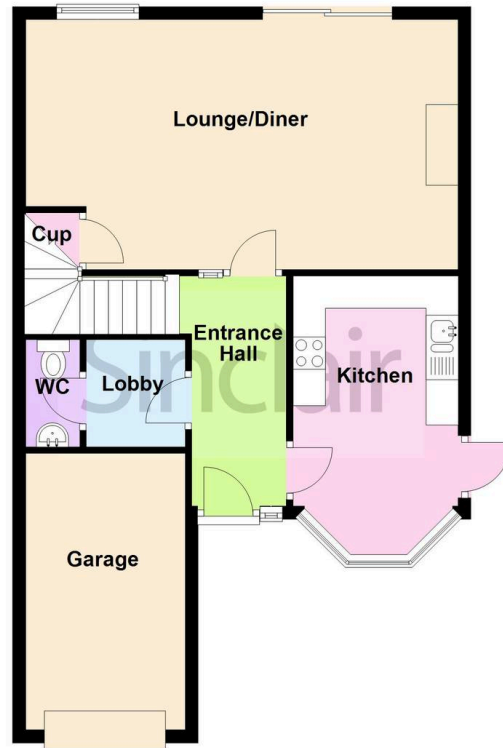
Having up-and-over entrance door.



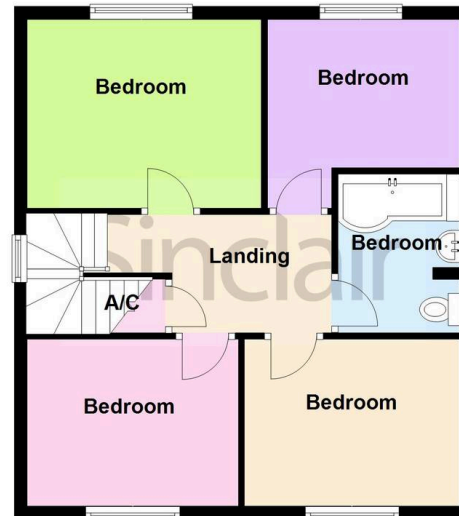




Ground Floor



First Floor





## Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

[coalville@sinclairestateagents.co.uk](mailto:coalville@sinclairestateagents.co.uk)

[www.sinclairestateagents.co.uk/#/](http://www.sinclairestateagents.co.uk/#/)

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) – The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.