



14 Griffin Road, Thringstone

Offers In Excess of £375,000



# 14 Griffin Road

Thringstone, Coalville

**OFFERED WITH NO UPWARD CHAIN** This well presented FOUR BEDROOM DETACHED FAMILY HOME occupying a sought after location within the popular commuter village of Thringstone comes to the market benefitting from 23'2" lounge, open entrance hall, study, ground floor w.c, light and airy kitchen/diner and utility room to the ground floor. Stairs rising to the first floor landing gives way to four good sized bedrooms including the en-suite shower room and family bathroom, Externally, the property enjoys a landscaped rear garden, a detached garage and tarmacadamed driveway providing off road parking for multiple vehicles. Early viewings come highly advised!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Four Bedrooms
- 23'2" Lounge & Study
- Open Plan Kitch/Diner
- Landscaped Rear Garden
- Detached Garage & Parking
- No Upward Chain





## GROUND FLOOR

### Entrance Hall

Entered through a composite front door with inset double glazed opaque panel and adjacent uPVC double glazed windows to either side, ceramic tiled floor, stairs rising to the first floor and access to under stairs storage.

### Study

9' 1" x 10' 3" (2.77m x 3.12m)

Enjoying a uPVC double glazed window to front.

### Guest Cloakroom

Comprising a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, timber dado wall panelling, extractor fan and ceramic tiled flooring.

### Lounge

23' 2" x 11' 3" (7.06m x 3.43m)

Enjoying a dual aspect with uPVC double glazed window to front and rear and gas stove burner on a slate hearth and brick surround with timber mantle.

### Kitchen/Diner

14' 7" x 17' 3" (4.45m x 5.26m)

Inclusive of an attractive range of wall and base units with complementary rolled edge work surfaces, one-and-a-half bowl sink and drainer unit with swan neck mixer tap. four ring gas hob with splash screen and extractor hood over, integrated fridge/freezer, dishwasher and double electric oven/grill. The kitchen also benefits from ceramic tiled floor, inset down lights, uPVC double glazed windows to side and rear with a set of uPVC double glazed French doors accessing the landscaped rear garden and featuring two sky lights offering natural light.





### Utility Room

Having continued flooring from the kitchen/diner and benefitting from base units, rolled edge work surfaces, space and plumbing for appliances, extractor fan, gas fired central heating boiler and composite side accessing the rear garden.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing gives way to the entire first floor accommodation and comprises loft hatch, airing cupboard housing the hot water cylinder.

#### Bedroom One

11' 1" x 11' 4" (3.38m x 3.45m)

Having a range of built in wardrobes, wall lighting and uPVC double glazed window to front.

#### En-Suite Shower Room

4' 6" x 7' 4" (1.37m x 2.24m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, tiled splashbacks, double shower enclosure with thermostatic mixer shower tap, vinyl flooring, extractor fan, inset down lights and opaque uPVC double glazed window to front.

#### Bedroom Two

12' 3" x 13' 8" (3.73m x 4.17m)

Having uPVC double glazed window to front.

#### Bedroom Three

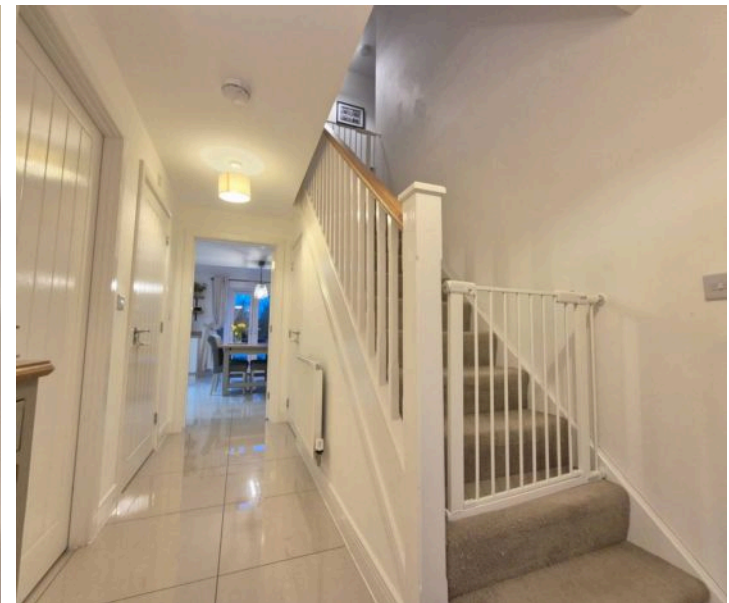
10' 7" x 12' 10" (3.23m x 3.91m)

Having uPVC double glazed window to rear.

#### Bedroom Four

9' 6" x 9' 8" (2.90m x 2.95m)

Having dado wall panelling and uPVC double glazed window to rear.





**Family Bathroom**

6' 2" x 6' 5" (1.88m x 1.96m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, tiled splashbacks, panelled bath with splash screen and thermostatic shower over, vinyl flooring, extractor fan, inset down lights and opaque uPVC double glazed window to rear.

**OUTSIDE****Private Rear Garden**

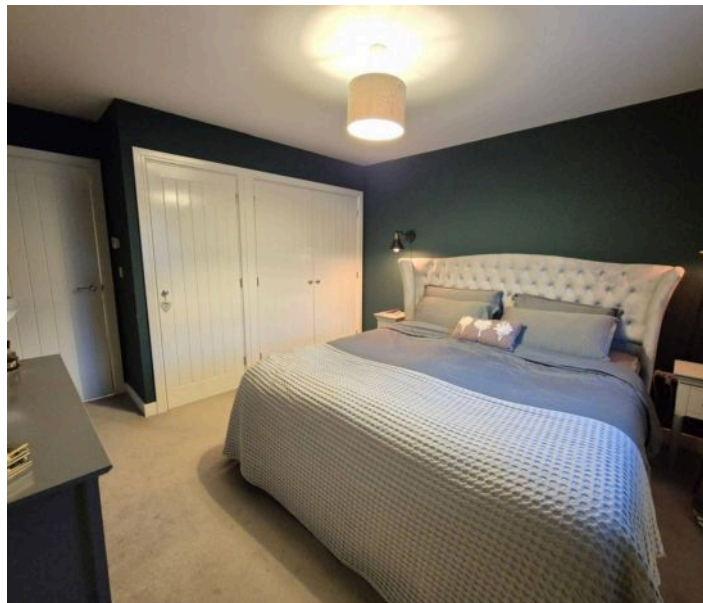
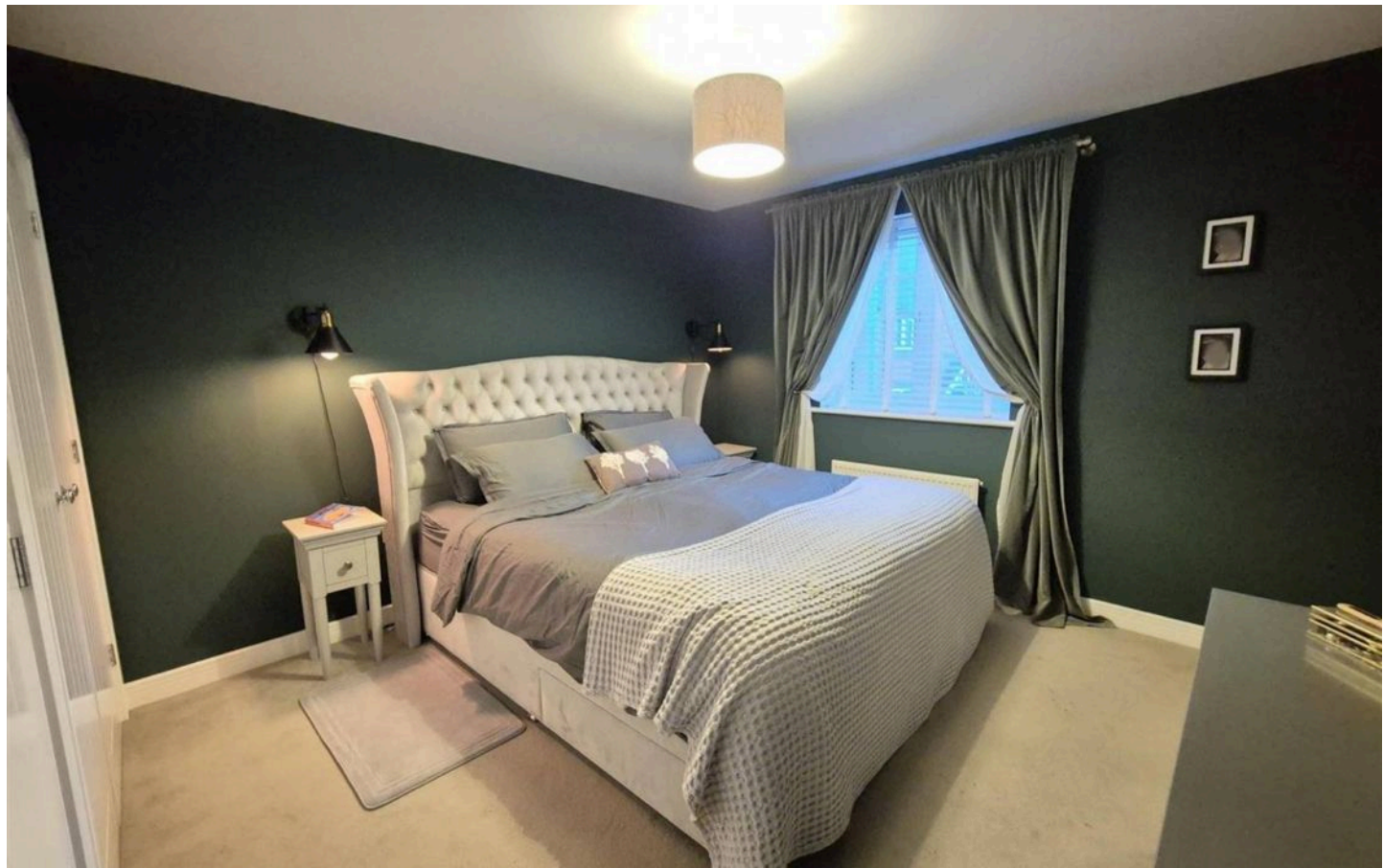
Being landscaped with a porcelain patio area edged with stone shingling gives way to a well maintained lawn, raised borders hosting a range of shrubs which in turn is facilitated by an electric power point, water point whilst being surrounded by timber close board fencing and side gated access.

**Front**

A tandem tarmacadamed side driveway off road parking for multiple vehicles and sits adjacent to a well maintained lawn edged with a privet hedge and having a paved walkway accessing the front door beneath a canopy porch with wall lighting.

**Garage**

Having up-and-over entrance door, light and power.







Ground Floor



First Floor







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