



4 Church Lane, Thornton, Leicestershire, LE67 1AA

HOWKINS &
HARRISON

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Thornton,
Leicestershire, LE67 1AA

Guide Price: £395,000

Nestled in a quiet cul-de sac within the picturesque village of Thornton, this three bedroom semi detached cottage, boasts versatile living accommodation totalling just over 1300sqft.

This stunning property consists of; an extended modern kitchen/living/dining room, cosy front sitting room with working open fire, utility and downstairs WC, alongside a separate study. To the first floor there are three good sized bedrooms and a family bathroom, with the principle bedroom having dual aspect windows.

Externally to the rear of the property is a large garden plot with lawn and tiered patio area. The village church and reservoir walks are just footsteps away, an early viewing is strongly advised.



Location

The village of Thornton lies in North West Leicestershire, in the heart of the National Forest, overlooking Thornton reservoir and boasts a thriving community centre, a shop, a pub, school and church. Offering convenient access to the market towns of Market Bosworth, Ashby-de-la-Zouch, Coalville and Loughborough, all of which offer a range of amenities including shopping, schooling and recreational activities, plus regular bus services & access to East Midlands Airport, the M1, M69 and M42 motorway network and the adjoining Charnwood & New National Forests, with their many scenic country walks and golf courses.



Accommodation Details - Ground Floor

Walking through the traditional cottage doorway into the entrance hall, to the right of this is a convenient downstairs cloakroom and cosy study furthering on from this. The sitting room follows on from this, with original character wood beams and working open fire. Heading back down the hallway with the utility room to the left and under stairs storage to the right. This newly extended kitchen flows nicely round to the living/dining room and boasts ample natural light via sky lights, windows and large bifold doors opening out onto the patio area of the garden. In the dining area there is a gas fire which enhances the space making it very flexible and can be used as a cosy snug in winter.

First Floor

The tucked away single flight stairway leads from the dining room up to the first floor landing, featuring built in storage cupboards and doors leading off to all three bedrooms and the family bathroom. Bedrooms one and two benefit from rear views and the master also consists of dual aspect windows. To complete the first floor is the stunningly presented family bathroom.





Outside

The front/side of the property consists of great curb appeal with on street parking and views of the church with handy access to plenty of picturesque walks. The rear of the property boasts stunning views with a stoned patio area, mature planted trees and shrubs as well as a large lawn. The back of the garden benefits from a summer house and a separate shed.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Stunning semi-detached cottage
- Extremely sought after village in Leicestershire
- Extended open plan kitchen/living/dining room
- Stunning main reception room with working open fire
- Original character wooden beams
- Three generously sized bedrooms
- First floor bathroom
- Private, landscaped rear gardens
- Beautiful reservoir walks on your doorstep





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel: 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

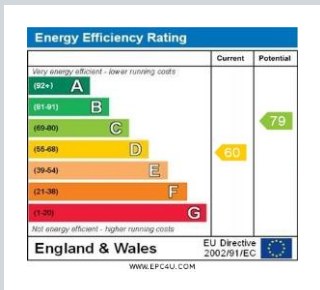
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

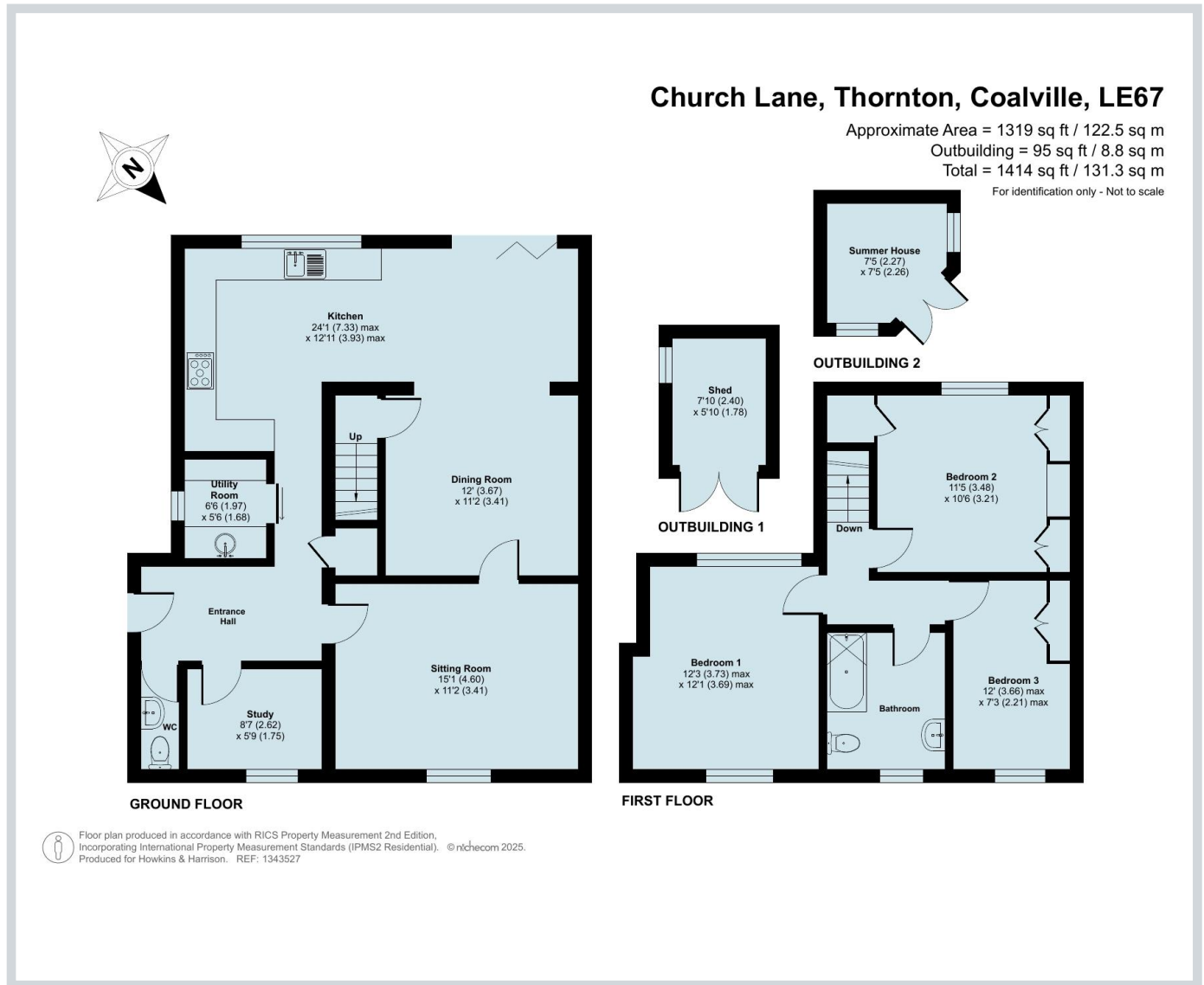
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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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