



Thornborough Road
Coalville



Property Description

A well presented traditional three bedroom, semi detached home with ample off road parking, generous garden backing directly onto open fields with stunning views. The property has a gas fired central heating system and UPVC double glazing with accommodation briefly comprising, to the ground floor: - Entrance hall, lounge, dining kitchen, utility room and modern shower room. To the first floor are three bedrooms. Outside the property is set well back from the road with a generous gravel driveway to the front providing off road parking for several vehicles. To the rear is a well landscaped garden with paved patios, shaped lawn, vegetable plots and a large decked sun terrace to the end of the garden overlooking open fields.

Entrance Hallway

Having a side UPVC double glazed entrance door with inset opaque glazed matching attached side panel and fanlight over, high ceilings to the entrance hallway, staircase off to the first floor with fitted carpet runner, central heating radiator, feature oak flooring, useful understairs store, half glazed door giving access to: -

Lounge

A particular feature of the lounge is a log burning stove fitted to a brick inset fireplace with oak mantle over, UPVC double glazed walk-in bay window to the front elevation with fitted window blinds, two wall light points, central heating radiator, feature oak flooring continuing through from the entrance hallway.

Dining Kitchen

Fitted with a range of matching base and wall units with laminated oak block effect work surfaces over, integrated appliances comprising of Bosch electric fan assisted oven, electric Zanussi hob and extractor fan over, integrated fridge freezer, integrated slimline Hotpoint dishwasher, inset enamel

sink unit with extendable chrome mixer tap over, ceramic tiled flooring, ceramic tiled splashbacks, central heating radiator, coving to the ceiling, inset spotlights to the ceiling, UPVC double glazed double opening French doors to the rear giving access to the garden with fanlight over, opening giving access to: -

Utility Room

Having plumbing and space for automatic washing machine, space for clothes dryer, base unit for storage, laminated oak block effect work surfaces over matching the kitchen, UPVC double glazed window to the side elevation, central heating radiator, ceramic tiled flooring, UPVC double glazed door to the side giving access to the side covered passageway, a further panelled door gives access to the: -

Ground Floor Shower Room

Fitted with a modern three piece white suite comprising double width glazed shower cubicle with mains shower, rain head and separate shower attachment, glazed shower screen, shower niche for product storage/display, pedestal hand wash basin with chrome mixer tap over, low level wc, wall mounted anthracite heated towel rail, UPVC double glazed opaque window to the rear elevation, fully tiled walls and flooring.

First Floor Landing

Having carpeted flooring, central heating radiator, loft access.

Bedroom One

Having UPVC double glazed window to the rear elevation giving stunning far reaching views over fields, central heating radiator, carpeted flooring, decorative feature wood panelling to wall, walls finished with picture rails.

Bedroom Two

Having UPVC double glazed window to the front elevation, carpeted flooring, double panelled central heating radiator, walls finished with picture rails, decorative feature wood panelling to wall.

Bedroom Three

Having UPVC double glazed opaque window to the side elevation, central heating radiator, oak flooring.

Outside

The front of the property has a block paved pathway that leads down to a gravelled driveway providing off road parking for 2/3 vehicles, the block paving path continues around the bay window, border inset with shrubs, outside lighting to the front and side of the property.

To the side of the property is a covered passageway having a UPVC double glazed door to the front and a further door giving access to the rear garden.

Rear Garden: -

To the rear of the property accessed via the French doors is a yard area paved for ease of maintenance having outside lighting, outside tap, access to a further garden area having a paved patio, gravelled pathway, shaped lawn flanked with borders inset with a variety of mature trees and shrubs, vegetable beds, further gravelled pathway leads to the end of the garden to a decked sun terrace area taking in the stunning views over the open fields, garden shed and a further paved patio to the side.

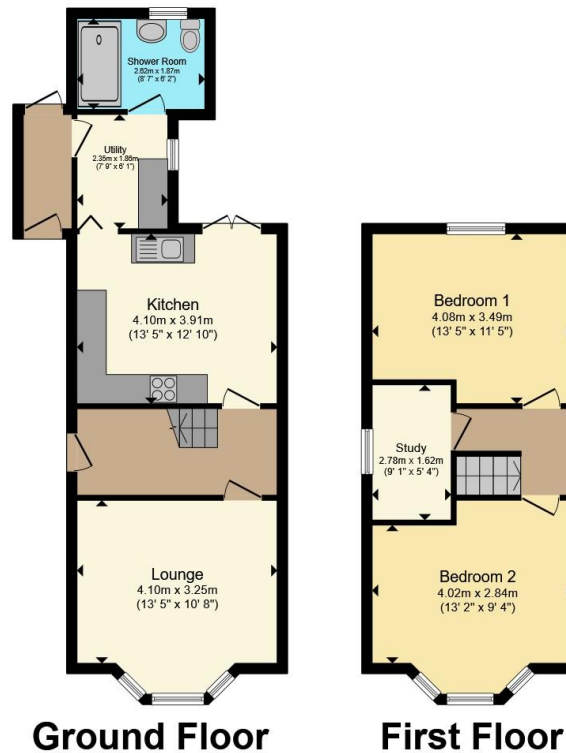
Agent Notes

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Total floor area 86.9 m² (935 sq.ft.) approx

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To view this property please contact Ashley Adams on

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Property Ref: MEL206091 - 0002

Tenure:Freehold EPC Rating: Awaited

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