

Sinclair



61 Swallow Dale, Thringstone

Offers Over £180,000

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Thringstone, Coalville

This TWO/THREE BEDROOM TOWNHOUSE set within the popular commuter village of Thringstone comes to the market offering OFF ROAD PARKING and is ideal for first time buyers. At a glance, the property enjoys lounge, kitchen, dining area and study/bedroom three to the ground floor with stairs rising to the first floor landing giving way to two good sized bedrooms and the family bathroom. Externally, the property has a low maintenance rear garden, off road parking and a low maintenance frontage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Two/Three Bedrooms
- Lounge & Dining Area
- Dining Kitchen
- Ideal First-Time-Purchase
- Off Road Parking
- Close To Amenities



GROUND FLOOR

Lounge

14' 8" x 14' 6" (4.47m x 4.42m)

Entered via composite front door with inset opaque double glazed panel and adjacent uPVC double glazed window to front, gas fired wall hung fireplace, coving, dado rail, timber effect laminate flooring and having stairs rising to the first floor.

Kitchen

12' 0" x 14' 8" (3.66m x 4.47m)

Inclusive of a range of wall and base units with complimentary rolled edge work surfaces. A porcelain one and a half bowl sink and drainer unit with mixer swan neck tap, space and plumbing for appliances, four ring gas hob with extractor hood over, electric oven/grill, tiling to splash prone areas, integrated fridge/freezer, coving, uPVC double glazed window to rear and having timber effect laminate flooring.

Dining Room

7' 6" x 7' 3" (2.29m x 2.21m)

Opening from the kitchen, the dining room enjoys continued flooring, coving, uPVC double glazed window to side and having an adjacent uPVC door accessing the private rear garden.

Snug/Bedroom Three

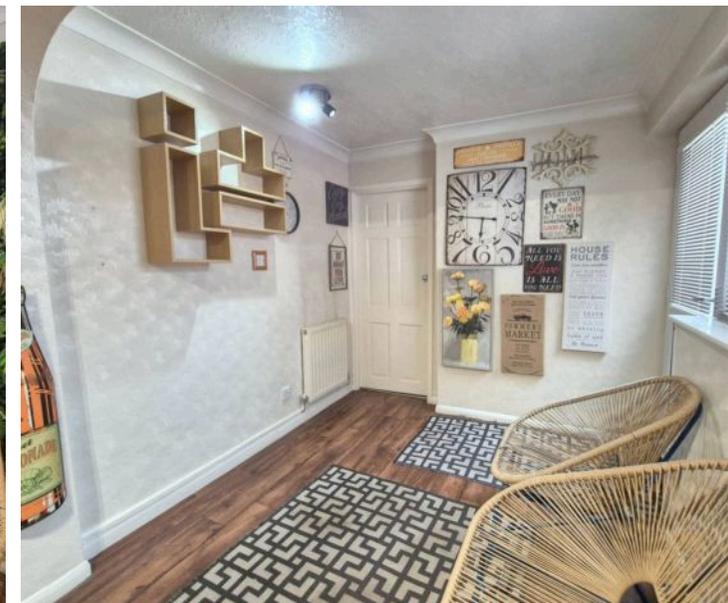
7' 6" x 9' 3" (2.29m x 2.82m)

Having coving a range of fitted wardrobes and uPVC double glazed window to rear.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way two good sized bedrooms, the family bathroom and comprises a loft hatch, dado rail and coving.



Bedroom One

11' 5" x 15' 0" (3.48m x 4.57m)

Having a uPVC double glazed window to front, coving and a bed enclosure hosting fitted wardrobes and a dresser unit.

Bedroom Two

Having a bed enclosure incorporating wardrobes, cupboards and dressers, uPVC double glazed window to rear, coving and airing cupboard housing the hot water cylinder.

Bathroom

6' 3" x 5' 4" (1.91m x 1.63m)

This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, panelled bath, part tiled walls, vinyl flooring, coving, opaque uPVC double glazed window to rear and having a chrome heated towel rail.

Rear Garden

A paved seating area facilitated by wall lighting and a water point gives way to a further block paved patio via a set of steps which in turn gives way to a raised stone shingled potting garden with rear gated access and garden shed.

Front Garden

Having paved walkway bisected by an area of stone shingling which in turn hosts a range of shrubs and access to the front door.

Off street Parking

To the rear of the property, there is vehicular access and space for off street parking.





Ground Floor



First Floor





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