



1, Bishop Dale Thringstone, Leicestershire, LE67 8LX

HOWKINS &  
HARRISON

1, Bishop Dale,  
Thringstone,  
Leicestershire, LE67 8LX

Asking Price: £550,000

Occupying an enviable corner plot within this well-regarded village setting, this substantial detached family home offers almost 1950 sqft of well-balanced accommodation, complemented by a large mature garden plot, ample driveway parking and an attached double garage.

The property briefly comprises an entrance hall with WC, a generous living room opening through to the dining area, a breakfast kitchen, utility and conservatory to the ground floor, while the first floor provides four bedrooms, including a principal bedroom with en-suite, together with the family bathroom.

Outside, the property is a real standout, enjoying extensive lawned gardens, a broad patio seating area and an excellent sense of space both to the front and rear.



## Location

Thringstone is a well-regarded village located within the Heart of the National Forest in North West Leicestershire, offering an appealing blend of village character and convenient access to nearby towns. The village provides a range of everyday amenities including local shops, public houses, a primary school and a parish church, with a wider selection of shopping, leisure and schooling facilities available in nearby Coalville and the historic market town of Ashby-de-la-Zouch. The surrounding countryside offers numerous walking and cycling routes, including nearby woodland trails and National Forest attractions. The area is well positioned for commuters, with straightforward access to the A511, A42 and M1, linking to Leicester, Derby, Nottingham and Birmingham, while East Midlands Airport is also within easy reach.

## Distances:

Ashby-de-la-Zouch – 4 miles  
Coalville – 2 miles  
Leicester – 14 miles  
Derby – 16 miles  
Nottingham – 24 miles  
East Midlands Airport – 11 miles



## Accommodation Details - Ground Floor

The property is entered via a welcoming entrance hall, which provides access to the principal ground floor accommodation, together with a cloakroom WC and a useful understairs storage cupboard. Positioned to the rear of the property is the spacious open-plan living and dining room, forming the main reception area of the home. The living space is centred around a feature fireplace with multi fuel burner, while sliding doors open directly onto the rear patio and garden, allowing excellent natural light and providing a pleasant outlook over the grounds. The dining area forms part of the same room and benefits from a large rear window overlooking the garden, creating an ideal space for entertaining and family dining. The breakfast kitchen is fitted with a range of wall and base units incorporating a newly installed Miele oven and gas hob, ample preparation surfaces and space for informal dining. The room enjoys windows to the front and side elevations, allowing good natural light throughout. Leading off the kitchen is the utility room, providing additional storage and appliance space. A conservatory is an excellent addition creating a superb reception area and enjoys lovely views across the garden with the added benefit of underfloor heating.

## First Floor

Stairs rise from the entrance hall to the first floor landing, which provides access to four bedrooms and the family bathroom. The principal bedroom is situated to the rear of the property and enjoys two windows overlooking the garden, together with built-in wardrobes and an en-suite shower room. Bedroom two, also positioned to the rear, is another well-proportioned double room and benefits from built-in wardrobes. Bedrooms three and four are located to the front of the property, both offering flexible accommodation for family, guests or home working. Completing the first floor is the family bathroom, fitted with a bath, wash basin and WC.





## Outside

The property occupies a particularly generous corner plot, with gardens wrapping around the home and providing an excellent sense of space. Directly to the rear is a large paved patio seating area ideal for outdoor dining and entertaining. Beyond this, the garden is predominantly laid to lawn with established planting, borders and mature trees. To the front of the property, a driveway provides ample off-road parking and leads to the integral double garage fitted with an electrically operated Hormann door, completing this spacious and well-positioned family home.

## 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



## Features

- Detached family home within sought-after village
- Envious corner plot with large garden
- Generous living room through to dining room
- Breakfast kitchen with adjoining utility room
- Impressive conservatory overlooking the gardens
- Four well-proportioned first floor bedrooms
- Principal bedroom with en-suite shower room
- Driveway parking and integral double garage
- Popular location, ideal for commuters
- Close to popular walks and woodland





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 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. We are advised that the property benefits from mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

## Local Authority

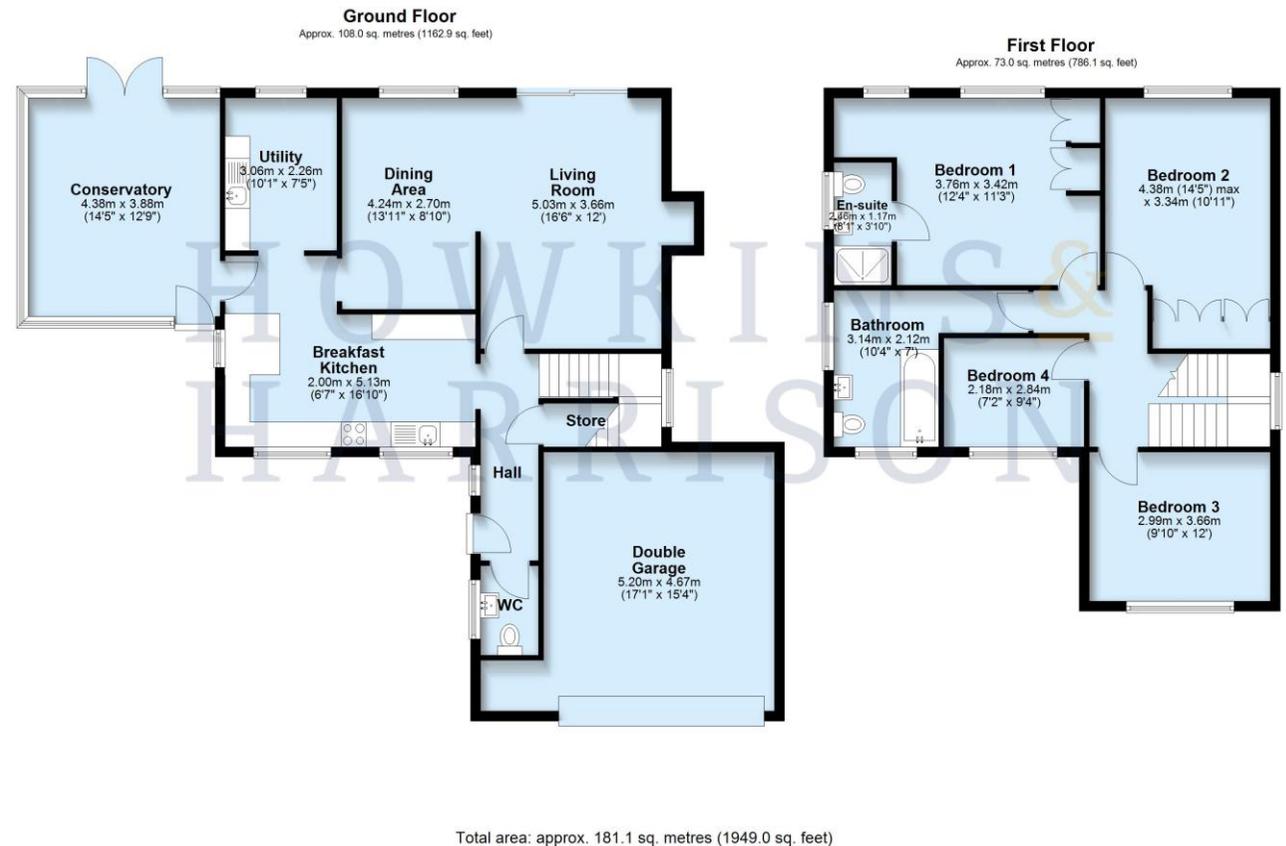
North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Council Tax

Band - D

**HOWKINS &  
HARRISON**

AWAITING EPC



## Howkins & Harrison

58 Market Street, Ashby de la Zouch,  
Leicestershire LE65 1AN

Telephone 01530 410930  
Email [ashbyproperty@howkinsandharrison.co.uk](mailto:ashbyproperty@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP



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