



Sinclair

15 Swallow Dale, Thringstone, Leicestershire, LE67 8LY

£212,950

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Three Bedrooms
- Lounge & Dining Room
- Private Rear Garden
- Council Tax Band\*: B
- Semi Detached Home
- Well Presented
- Off Road Parking
- Price: £212,950

## Overview

This THREE BEDROOM SEMI DETACHED HOUSE comes to the market enjoying an open plan lounge, separate dining room and fitted kitchen to the ground floor with stairs rising to the first floor landing giving way to three bedrooms and the family bathroom. Externally, the property features a private garden to the rear hosting an oversized timber shed and ample off road parking via a tandem tarmacadamed driveway. Ideal for first time buyers and up sizers alike, this fantastic family home deserves an internal inspection. EPC RATING D.

## Location\*\*

Thringstone is a popular village approximately 3 miles north of Coalville and central for both Loughborough and Ashby-de-la-Zouch being just off the A512 road which links the two towns. Situated within the National Forest and on the edge of Charnwood Forest, it enjoys a good community spirit and boasts a wide range of facilities including primary school, post office, shops, community centre, churches and public houses. The ruins of Grace Dieu Manor are situated on the outskirts of the village in a valley bounded by Grace Dieu Brook at the edge of Cademan Wood which is part of Charnwood Forest. Nearest Airport: East Midlands (6.8 miles) Nearest Train Station: Loughborough (7.9 miles) Nearest Town: Coalville (2.6 miles) Nearest Motorway Access : M1 (J23) A/M42 (J13).



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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## Detailed Accommodation

### GROUND FLOOR

#### Lounge

17'1" x 13'3" (5.21m x 4.04m)

Entered through a uPVC front door with inset opaque uPVC double glazed panel and having an adjacent uPVC double glazed window to front and stair rising to the first floor.

#### Dining Room

8'5" x 9'2" (2.57m x 2.79m)

Having uPVC double glazed window to rear.

#### Kitchen

8'1" x 9'1" (2.46m x 2.77m)

Having a range of wall and base units, rolled edge work surfaces, one-and-a-half bowl sink and drainer unit, four ring gas hob with extractor over, electric oven and grill, space and plumbing for appliances, tiled splash backs, timber effect vinyl flooring, concealed gas fired central heating boiler, uPVC double glazed window to rear and uPVC double glazed framed door to the side.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing gives way to three bedrooms and family bathroom and comprises an airing cupboard, opaque uPVC double glazed window to side and loft hatch.

#### Bedroom One

10'3" x 11'7" (3.12m x 3.53m)

Having uPVC double glazed window to front.

#### Bedroom Two

9'10" x 10'8" (3.00m x 3.25m)

Having uPVC double glazed window to rear.

#### Bedroom Three

6'4" x 7'9" (1.93m x 2.36m)

Having uPVC double glazed window to front.

#### Family Bathroom

7'6" x 5'5" (2.29m x 1.65m)

This three piece suite comprises low level w.c, pedestal wash hand basin, panelled bath with electric shower over, chrome heated towel rail, non slip flooring, ceramic tiled floor and opaque uPVC double glazed window to rear.

### OUTSIDE

#### Private Rear Garden

A paved patio with block edging gives way to a well maintained lawn and over sized timber shed surrounded by timber close board fencing and having a water point and side access gate.

#### Front

A tandem tarmacadamed driveway with block edging offers off road parking for multiple vehicles and sits adjacent to a well maintained lawn with a host of shrubs.



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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

## Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

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## Money Laundering

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## Referral Fee Disclosure

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## Thinking of Selling?

For a free valuation of your property with no obligation  
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