



Sinclair

14 Griffin Road, Thringstone, Leicestershire, LE67 8AA

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

Offers In Excess Of  
£375,000

## Property at a glance

- Four Bedrooms
- 23'2" Lounge & Study
- Open Plan Kitche/Diner
- Landscaped Rear Garden
- Detached Garage & Parking
- No Upward Chain
- Council Tax Band\*: E
- Price: £375,000

## Overview

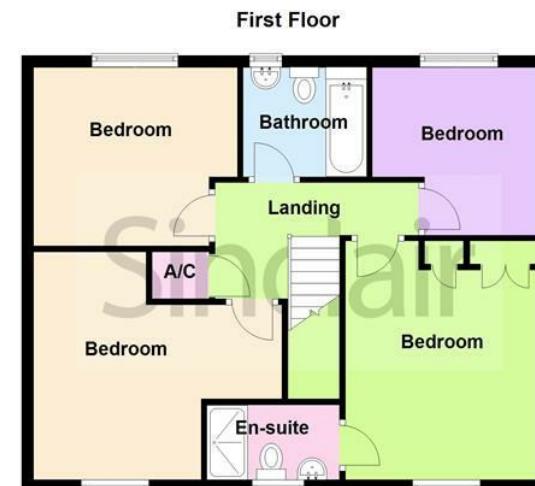
\*\* OFFERED WITH NO UPWARD CHAIN \*\* This well presented FOUR BEDROOM DETACHED FAMILY HOME occupying a sought after location within the popular commuter village of Thringstone comes to the market benefitting from 23'2" lounge, open entrance hall, study, ground floor w.c, light and airy kitchen/diner and utility room to the ground floor. Stairs rising to the first floor landing gives way to four good sized bedrooms including the en-suite shower room and family bathroom, Externally, the property enjoys a landscaped rear garden, a detached garage and tarmacadamed driveway providing off road parking for multiple vehicles. Early viewings come highly advised! EPC RATING B.

## 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

### Entrance Hall

Entered through a composite front door with inset double glazed opaque panel and adjacent uPVC double glazed windows to either side, ceramic tiled floor, stairs rising to the first floor and access to under stairs storage.

### Study

10'3" x 9'1" (3.12m x 2.77m)

Enjoying a uPVC double glazed window to front.

### Guest Cloakroom

Comprising a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, timber dado wall panelling, extractor fan and ceramic tiled flooring.

### Lounge

11'3" x 23'2" (3.43m x 7.06m)

Enjoying a dual aspect with uPVC double glazed window to front and rear and gas stove burner on a slate hearth and brick surround with timber mantle.

### Kitchen/Diner

17'3" x 14'7" (5.26m x 4.45m)

Inclusive of an attractive range of wall and base units with complementary rolled edge work surfaces, one-and-a-half bowl sink and drainer unit with swan neck mixer tap, four ring gas hob with splash screen and extractor hood over, integrated fridge/freezer, dishwasher and double electric oven/grill. The kitchen also benefits from ceramic tiled floor, inset down lights, uPVC double glazed windows to side and rear with a set of uPVC double glazed French doors accessing the landscaped rear garden and featuring two sky lights offering natural light.

### Utility Room

Having continued flooring from the kitchen/diner and benefitting from base units, rolled edge work surfaces, space and plumbing for appliances, extractor fan, gas fired central heating boiler and composite side accessing the rear garden.

## FIRST FLOOR

### Landing

Stairs rising to the first floor landing gives way to the entire first floor accommodation and comprises loft hatch, airing cupboard housing the hot water cylinder.

### Bedroom One

11'4" x 11'1" (3.45m x 3.38m)

Having a range of built in wardrobes, wall lighting and uPVC double glazed window to front.

### En-Suite Shower Room

7'4" x 4'6" (2.24m x 1.37m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, tiled splashbacks, double shower enclosure with thermostatic mixer shower tap, vinyl flooring, extractor fan, inset down lights and opaque uPVC double glazed window to front.

### Bedroom Two

13'8" (narrowing to 9'5") x 12'3" (4.17m (narrowing to 2.87m) x 3.73m)

Having uPVC double glazed window to front.

### Bedroom Three

12'10" x 10'7" (3.91m x 3.23m)

Having uPVC double glazed window to rear.

### Bedroom Four

9'8" x 9'6" (2.95m x 2.90m)

Having dado wall panelling and uPVC double glazed window to rear.

### Family Bathroom

6'5" x 6'2" (1.96m x 1.88m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, tiled splashbacks, panelled bath with splash screen and thermostatic shower over, vinyl flooring, extractor fan, inset down lights and opaque uPVC double glazed window to rear.

## OUTSIDE

### Private Rear Garden

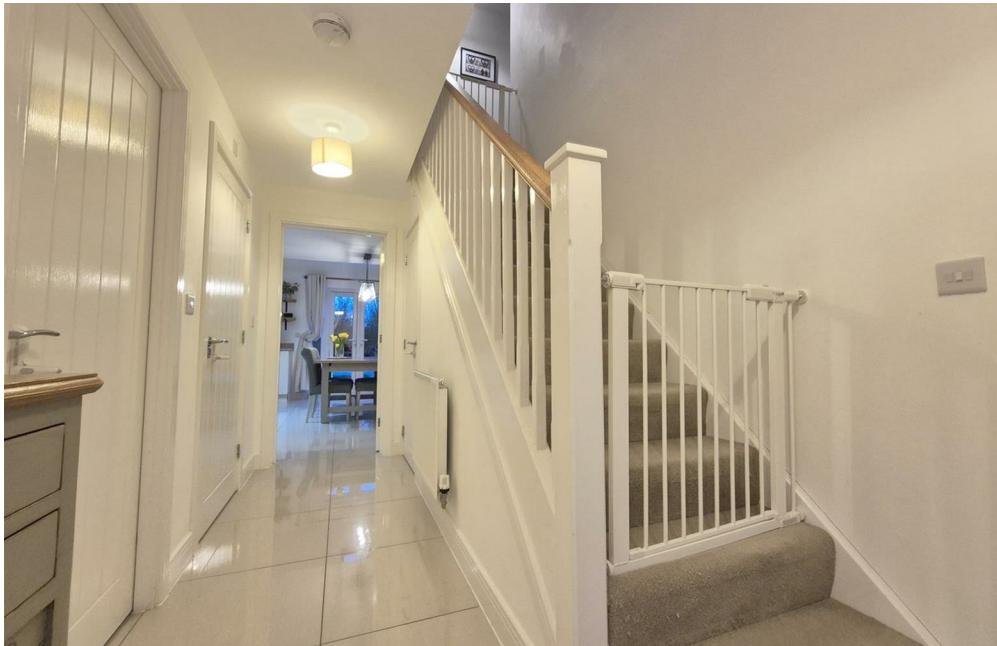
Being landscaped with a porcelain patio area edged with stone shingling gives way to a well maintained lawn, raised borders hosting a range of shrubs which in turn is facilitated by an electric power point, water point whilst being surrounded by timber close board fencing and side gated access.

### Detached Garage

Having up-and-over entrance door, light and power.

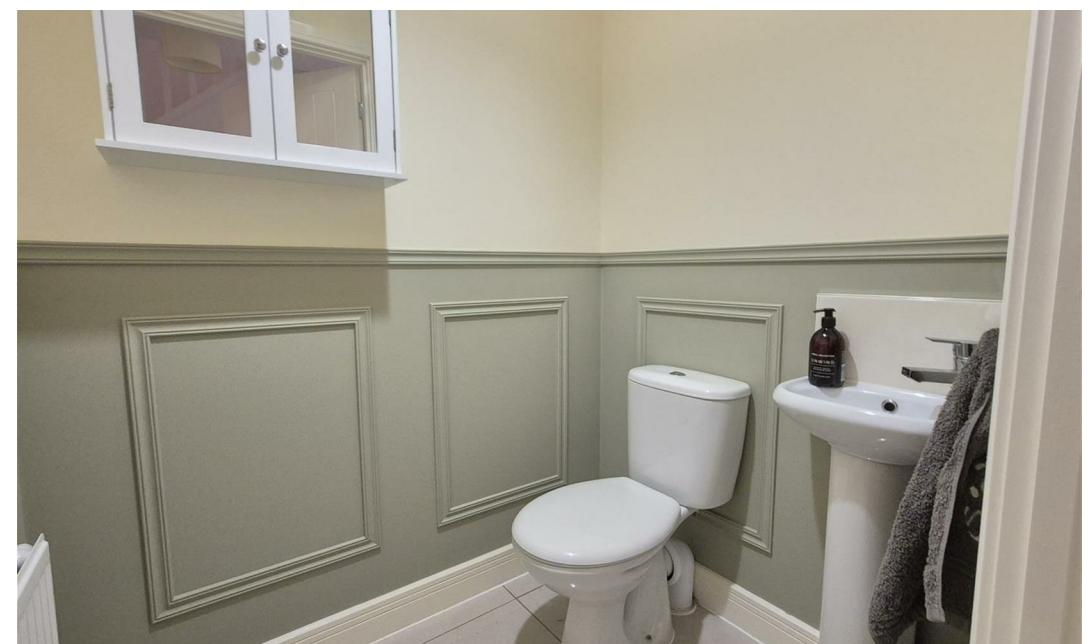
### Front

A tandem tarmac paved side driveway off road parking for multiple vehicles and sits adjacent to a well maintained lawn edged with a privet hedge and having a paved walkway accessing the front door beneath a canopy porch with wall lighting.



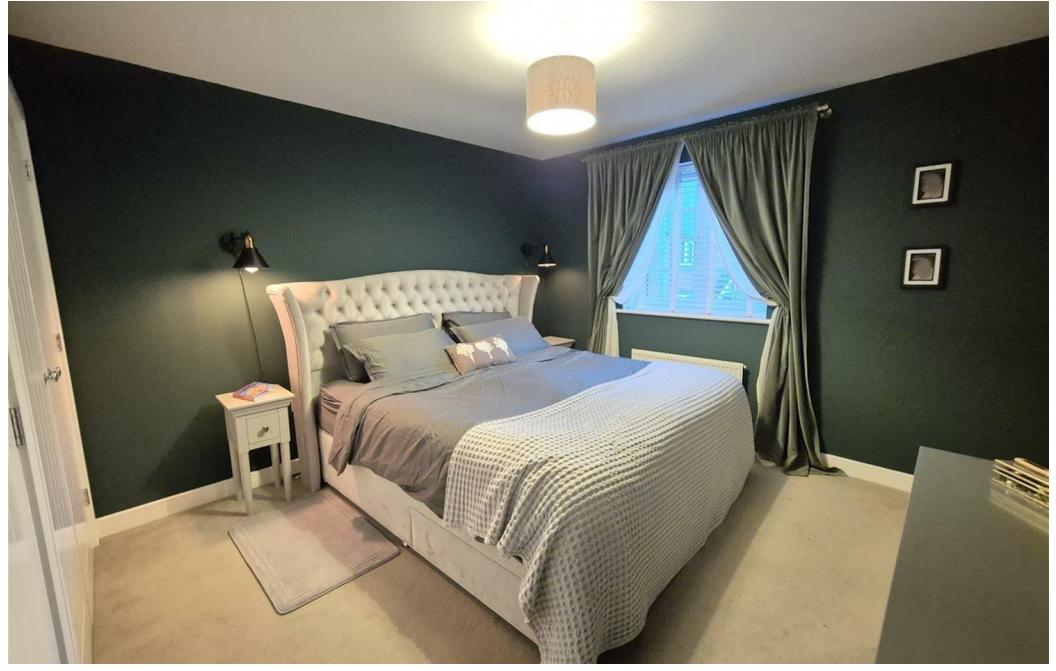
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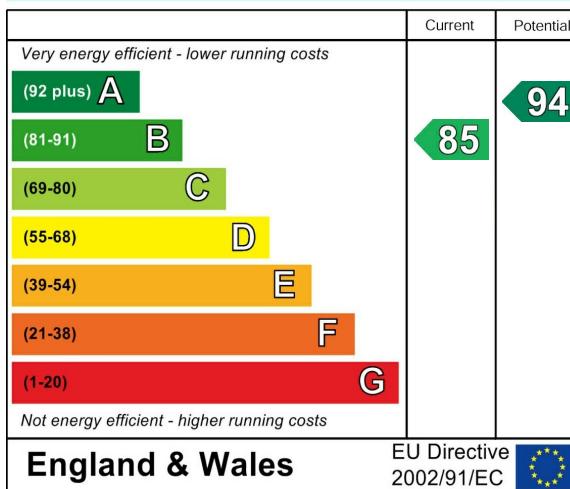
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## Energy Efficiency Rating



### 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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