



Sinclair

10 The Green, Thringstone, Leicestershire, LE67 8NR

£170,000

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Property at a glance

- Part Residential, Part Commercial
- Two Bedrooms
- Centre Of Village
- Council Tax Band*: A
- No Upward Chain
- Loft Room
- Low Maintenance Garden
- Price: £170,000

Overview

**** OFFERED WITH NO UPWARD CHAIN **** This PART RESIDENTIAL, PART COMMERCIAL PREMISES CURRENTLY TRADING AS A HAIRDRESSERS comes to the market set over two storeys with the addition of a loft room and offers a host of potential for any perspective purchaser. In brief, the property comprises an entrance porch, an open plan shop floor with inner hall giving way to the kitchen and stairs rising to the first floor landing. To the first floor are currently two bedrooms, one used as a lounge and a bathroom with a further set of stairs ascending to a loft room which enjoys full boarding and a sky light. Externally, the property has a low maintenance courtyard garden. For all enquiries, please contact Sinclair Estate Agents on 01530 838338. EPC RATING AWAITED.

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.**



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Detailed Accommodation

GROUND FLOOR

Entrance Porch

Entered through a timber framed front door with ceramic tiled flooring and giving way to the shop floor.

Shop Floor

16'3" (narrowing to 10'0") x 24'0" (4.95m (narrowing to 3.05m) x 7.32m)

Having ceramic tiled flooring, a dual aspect with uPVC double glazed window to front and rear, coving, a range of work surfaces, sink unit and storage cupboard.

Inner Hall

Having vinyl flooring, stairs rising to the first floor landing, under stairs storage and dado rail.

Kitchen

6'5" x 10'0" (1.96m x 3.05m)

Having a range of wall and base units, rolled edge work surfaces, one-and-a-half bowl sink and drainer unit, space and plumbing for appliances, ceramic tiled flooring, gas fired central heating boiler, uPVC double glazed window to rear and uPVC double glazed door accessing the rear garden.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to two bedrooms and the bathroom and comprising further stairs to the loft room, uPVC double glazed window to rear, coving, dado rail and storage cupboard.

Bedroom Two

9'9" x 12'0" (2.97m x 3.66m)

Having uPVC double glazed window to rear.

Bedroom One

11'8" x 10'9" (3.56m x 3.28m)

Currently formatted as a lounge, bedroom one enjoys coving, uPVC double glazed window to front and a traditionally style fireplace (not in use) acting as a focal point.

Bathroom

3'9" x 7'5" (1.14m x 2.26m)

Tis three piece suite comprises a low level w.c, pedestal wash hand basin, panelled bath, part tiled walls, timber effect laminate flooring and uPVC double glazed window to front.

Loft Room

14'9" x 9'3" (4.50m x 2.82m)

Being fully boarded and having a skylight to rear.

OUTSIDE

Courtyard Rear Garden

Having a block paved walkway accessing an area of pebbling and further stone shingling hosting a range of shrubs and flower beds and surrounded by timber close board fencing with a side gate for access. The courtyard garden is open to the neighbouring courtyard garden and there is a pedestrian easement over the side gate.



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Energy Efficiency Rating

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

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

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

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Referral Fee Disclosure

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Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01530 838338



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