



Glebe Road, Thringstone
Coalville, Leicestershire, LE67 8NU

NEWTONFALLOWELL 

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Coalville, Leicestershire, LE67 8NU
Offers In Excess Of £225,000

***** STUNNING COUNTRYSIDE VIEWS *** NO UPWARD CHAIN ***
GENEROUS GARDEN TO REAR *** CONSERVATORY *** GARAGE AND
DRIVEWAY *****

Please Note: At our vendors request, this property is only available for buyers who have no chain involved.
First time buyers or Cash purchase only.

Newton Fallowell are pleased to present to the market with no upward chain, this mature three bedroomed semi-detached occupying a larger than average plot in a popular location with panoramic views from the property over adjacent countryside. Requiring a scheme of modernisation but having huge potential for improvement and/or extension subject to planning, the property is sure to be popular therefore an early inspection is advised. The property is located just a short distance from the amenities in Thringstone village and has easy access to the wider major road network.

The internal accommodation comprises; porch, lounge/diner, kitchen, conservatory, first floor landing, two double bedrooms, a further single bedroom and a family bathroom.

Externally to the front there is a gravelled front garden with a driveway adjacent. The driveway leads to the single garage with up and over door, power, light and courtesy door to a covered walkway. The rear gardens feature lawns and flagstoned patio areas along with a selection of mature trees, shrubs and plants. There is also a greenhouse and a timber shed.



Accommodation

A UPVC obscure double glazed door leads into:-

Porch

Having a tiled floor, obscure UPVC double glazed window to the front elevation and a door to:-

Lounge/Diner

Having a UPVC double glazed window to the front elevation, two radiators, stairs rising to the first floor, wall light points, brick fireplace and TV plinth, UPVC patio doors to the conservatory and a sliding door to:-

Kitchen

Having a tiled floor and being fitted with a range of Shaker style wall and base units with a complementary rolled edge work surface, inset stainless steel one and a third bowl sink and drainer, tiled splashbacks, integrated double electric oven and grill, four ring gas hob, space for washing machine, slimline dishwasher and under counter fridge, under stairs pantry, UPVC double glazed window to the rear and a UPVC obscure double glazed door to the side.

Conservatory

Being of brick and UPVC construction with a pitched polycarbonate roof, UPVC double glazed French doors to the garden and a radiator.

First Floor Landing

Returning to the lounge, a staircase rises to the first floor landing, having a UPVC double glazed window to the side elevation, airing cupboard and doors off to:-

Master Bedroom

Having a UPVC double glazed window to the front elevation and radiator.

Bedroom Two

Having a UPVC double glazed window to the rear elevation, radiator and fine views over countryside.

Bedroom Three

Having a UPVC double glazed window to the front elevation, radiator and built in cupboard.

Bathroom

Being fitted with a low flush WC, pedestal wash hand basin, panelled bath with shower over, chrome heated towel ladder, tiling to water sensitive areas and an obscure UPVC double glazed window to the rear elevation.

Exterior and Gardens

Externally to the front there is a gravelled front garden with a driveway adjacent. The driveway leads to the single garage with up and over door, power, light and courtesy door to a covered walkway. The rear gardens feature lawns and flagstoned patio areas along with a selection of mature trees, shrubs and plants. There is also a greenhouse and a timber shed.

Disclaimer

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

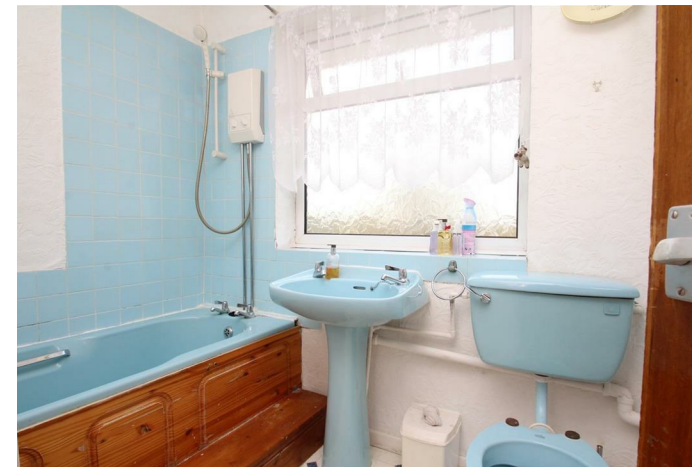
No person in the employment of Newton Fallowell has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

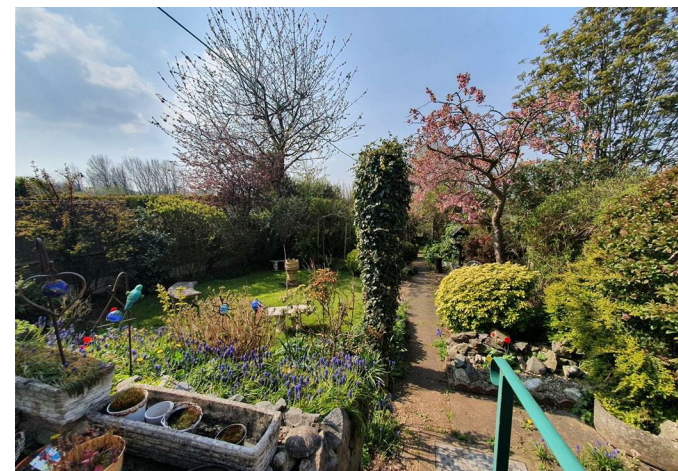
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FLOOR PLANS (if shown)

Floor plan is not to scale but meant as a guide only.





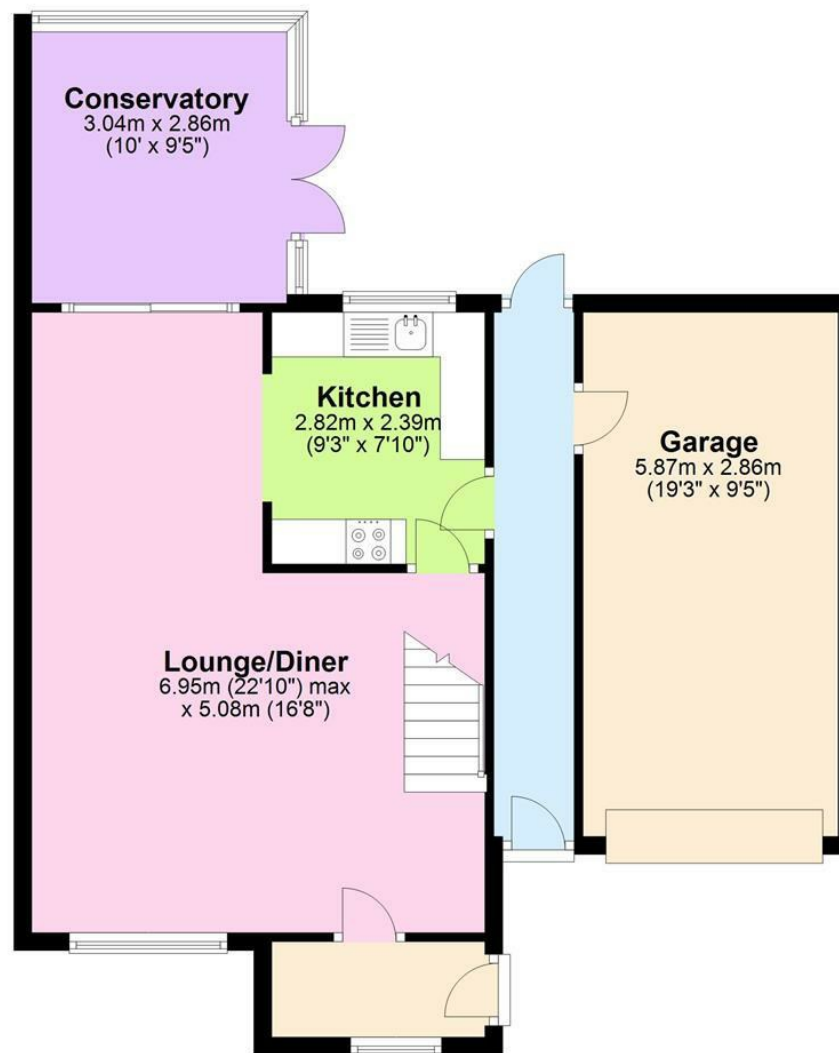




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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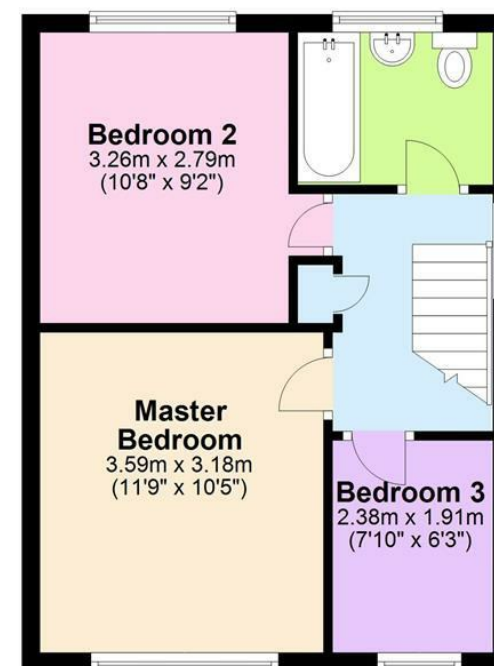
Ground Floor

Approx. 68.7 sq. metres (739.4 sq. feet)

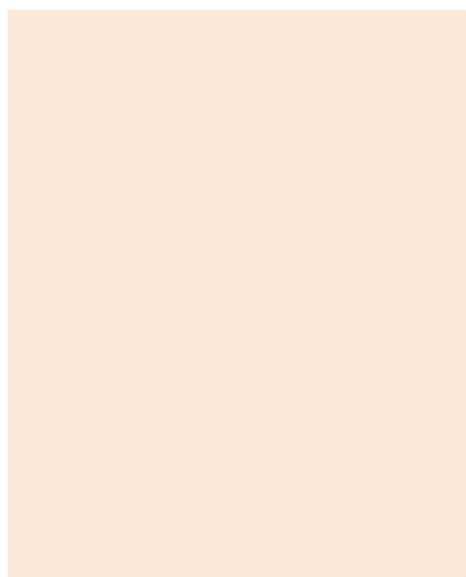


First Floor

Approx. 35.3 sq. metres (380.0 sq. feet)



Total area: approx. 104.0 sq. metres (1119.4 sq. feet)



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