



**Griffin Road, Thringstone**

Coalville, Leicestershire, LE67 8AA

**NEWTON**FALLOWELL 

Griffin Road, Thringstone  
Coalville, Leicestershire, LE67 8AA  
£325,000

\*\*\* FANTASTIC FAMILY HOME \*\*\* SPACIOUS FOUR BEDROOMED DETACHED HOME \*\*\* SOUGHT AFTER MODERN DEVELOPMENT \*\*\* LANDSCAPED REAR GARDEN WITH GOOD DEGREE OF PRIVACY \*\*\*

Newton Fallowell have great pleasure in offering to the market this four bedroomed detached home, constructed by renowned builders Bellway in 2017 to the popular 'Smithy' specification. Occupying a favourable position with a relatively private rear aspect in this most sought after development on the edge of the village of Thringstone close to open countryside, the property will be of interest to the family buyer and has the balance of the builder's warranty for peace of mind.

The internal accommodation comprises in brief; entrance hall, downstairs WC, dual aspect dining kitchen, large lounge with French doors opening to the garden, first floor landing, master bedroom with fitted wardrobes and en-suite shower room, three further generous bedrooms and a well appointed family bathroom.

There is a pleasant small garden to the front with a driveway for two cars to the side leading to a single brick and tile garage with up and over door, power and light.

The rear gardens feature shaped lawns, patio areas and a raised decking area to take advantage of the evening sun.

**Accommodation**

A composite front door leads into:-



### Entrance Hall

Having a tiled floor, radiator, stairs and doors to:-

### WC

Having a tiled floor and being fitted with a low flush WC, pedestal wash hand basin and radiator.

### Lounge

22'2" x 11'5" (6.76 x 3.48)

Having a UPVC double glazed window to the front, French doors to the rear, two radiators and a television point.

### Dining Kitchen

22'2" x 8'5" (6.76 x 2.59)

Having a tiled floor and being fitted with a range of gloss wall and base units with a complementary rolled edge work surface, inset one and a third bowl sink and drainer, integrated double electric oven and grill, four ring gas hob with stainless steel extractor and splashback, integrated fridge/freezer and dishwasher, UPVC double glazed windows to the front and rear elevation, recessed spotlights, two radiators and door to:-

### Utility Room

6'3" x 5'8" (1.93 x 1.73)

Having a tiled floor and being fitted with base units with work surface over, inset stainless steel sink and drainer, integrated washing machine, concealed gas fired central heating boiler, large under stairs storage and a composite door to the rear.

### First Floor Landing

Returning to the entrance hall, a staircase rises to the first floor landing, being half galleried and having a loft hatch, airing cupboard and doors off to:-

### Master Bedroom

12'0" x 11'6" (3.68 x 3.53)

Having a UPVC double glazed window to the rear, radiator, television point, built in wardrobes and door to:-

### En-Suite Shower Room

Having a tiled floor and being fitted with a double shower cubicle, low flush WC, pedestal wash hand basin, radiator and an obscure UPVC double glazed window to the rear.

### Bedroom Two

12'11" x 8'7" (3.96 x 2.64)

Having a UPVC double glazed window to the rear and radiator.

### Bedroom Three

8'11" x 8'7" (2.72 x 2.64)

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

### Bedroom Four

8'11" x 8'2" (2.72 x 2.51)

Having a UPVC double glazed window to the front, radiator and a recess ideal for wardrobe.

### Family Bathroom

Having a tiled floor and being fitted with a panelled bath with shower over, low flush WC, pedestal wash hand basin, radiator and an obscure UPVC double glazed window to the rear.

### Exterior and Garden

There is a pleasant small garden to the front with a driveway for two cars to the side leading to a single brick and tile garage with up and over door, power and light.

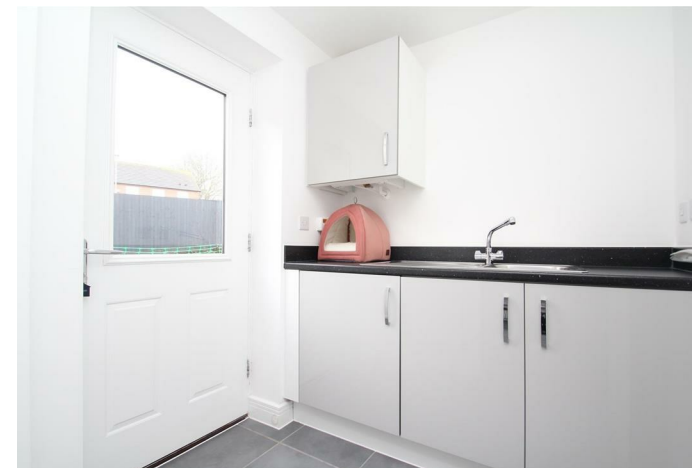
The rear gardens feature shaped lawns, patio areas and a raised decking area to take advantage of the evening sun.

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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.

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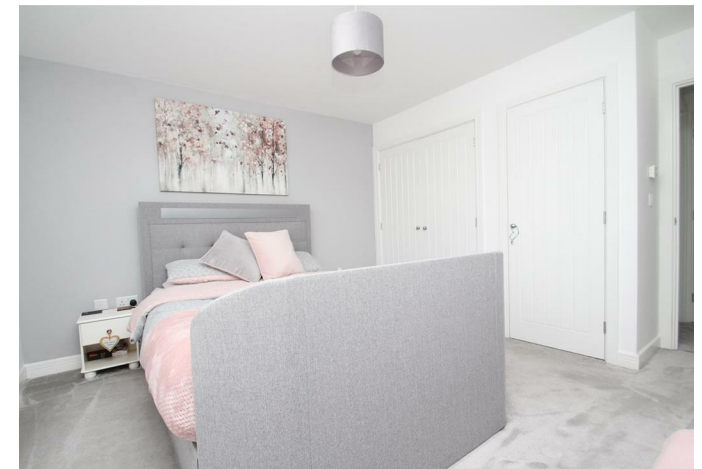
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**FLOOR PLANS (if shown)**

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

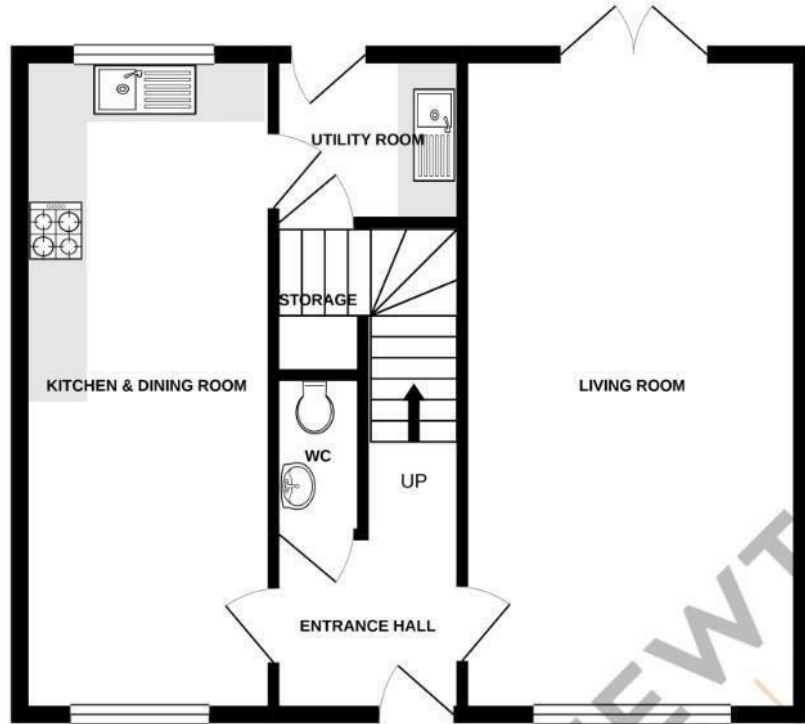






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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