



Sinclair

10 Springfield, Thringstone, Leicestershire, LE67 8LT

01530 838338 sinclairestateagents.co.uk

Offers In The Region Of
£350,000

Property at a glance

- South Facing Landscaped Garden
- Contemporary Family Bathroom
- Roof Solar Panels & Air Source Heat Pump
- Council Tax Band*: D
- Living Room, Dining Room & Play Room
- Substantial Driveway & Single Garage
- Popular Edge of Thringstone Village Location
- Price: £350,000

Overview

A FANTASTIC FAMILY HOME OFFERING A WEALTH OF ACCOMMODATION OVER TWO FLOORS HAVING BEEN IMPROVED BY THE CURRENT OWNERS VIA STATE OF THE ART ENERGY EFFICIENCY ADDITIONS TO INCLUDE: ROOF SOLAR PANELS AND MODERN AIR SOURCE HEAT PUMP CENTRAL HEATING SYSTEM. The property offers further scope for improvement and alterations whilst offering well presented accommodation throughout which in brief comprises: entrance hall with a spacious living room diner complete with feature multi fuel burning stove along with separate dining space and extended kitchen, large ground floor play room/study and a ground floor utility W.C. Stairs then rise to the first floor offering four good sized bedrooms including a contemporary three piece white family bathroom suite concluding the homes internal accommodation. Externally the beautiful sun lit and landscaped South facing rear garden provides the ideal outside space along with a large driveway providing off road parking for a number of vehicles leading to a single garage with electric roller shutter doors. THE PROPERTY COMES OFFERED AVAILABLE WITH NO UPWARD CHAIN AND DOUBLE GLAZED THROUGHOUT, IDEALLY SITUATED WITHIN THE HIGHLY SOUGHT AFTER EDGE OF THRINGSTONE VILLAGE LOCATION. DO NOT DELAY IN ARRANGING YOUR VIEWING OF THIS PROPERTY TODAY. CURRENT EPC RATING C.

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 and ideal for dog walkers. 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



10 Springfield, Thringstone, Leicestershire, LE67 8LT

Sinclair

Detailed Accommodation

GROUND FLOOR

Entrance Hall

Has uPVC double glazed stained glass front door, leaded glass side panel with radiator and feature tiled flooring.

Living Room

20'8" x 13'4" reducing to 10'5" (6.30m x 4.06m reducing to 3.18m)

Having double glazed rear elevated window and double glazed bay fronted window with oak flooring and a feature multi fuel burning stove with slate splash back along with two radiators.

Dining Room

10'0" x 14'0" (3.05m x 4.27m)

Having double glazed sliding patio doors opening out onto the rear garden with radiator and oak flooring continuing from the living area along with access to under stair storage.

Kitchen

17'8" x 9'3" (5.38m x 2.82m)

Having a range of wall and base units with one and a half bowl sink and drainer with mixer tap, free standing double oven and grill with a four ring gas hob and extractor, tiled flooring and splash back with dual aspect double glazed windows and double glazed access door to garden, space and plumbing for appliances along with radiator.

Rear Lobby

Has uPVC double glazed access door to garden and access to the:

Utility/W.C

Comprising w.c and wash hand basin, radiator along with space and plumbing for washing machine and space for dryer.

Play Room

15'9" x 8'0" (4.80m x 2.44m)

Having double glazed bay fronted window, laminate flooring and radiator.

FIRST FLOOR

Landing

Providing access to all first floor rooms with a cupboard housing the air source heating pump mechanics and hot water cylinder.

Bedroom One

10'6" x 13'6" (3.20m x 4.11m)

Having double glazed window with fitted roller blind, radiator and a range of built in wardrobes with hanging and over head storage with matching corner dressing table.

Bedroom Two

10'7" x 10'0" (3.23m x 3.05m)

Having double glazed window, radiator and coving.

Bedroom Three

10'5" x 8'1" (3.18m x 2.46m)

Having double glazed window, radiator and over head storage cupboard.

Bedroom Four

7'7" x 7'1" (2.31m x 2.16m)

Having double glazed window and radiator.

Family Bathroom

Is a contemporary three piece white suite comprising : P shape bath with mixer tap, electric shower over and glass screen, dual flush w.c and wash hand basin, tile effect vinyl flooring, chrome heated towel rail double glazed opaque window and tiled walls.

OUTSIDE

Rear Garden

Is beautifully landscaped and sun lit South facing with a lower paved patio with steps leading up to further paved and decked patio areas, pea gravel and sleeper laid beds. All within an enclosed fence boundary with side gated access.

Driveway

Is a large tarmacadam area providing off road parking for multiple vehicles.

Single Garage

16'6" x 8'8" (5.03m x 2.64m)

Having electric roller shutter door. with light and power supply.

Additional Information

Please note: The property is fitted with solar panels which are owned by the property and installed in 2021. Generating 5000kw of energy produced by the property and additional not used is stored in back up battery. The current owner advises the bills are significantly reduced giving the impact of these introduced energy efficiency measures.

Also: Modern Air Source Heat Pump controlling the central heating system.

10 Springfield, Thringstone, Leicestershire, LE67 8LT

Sinclair



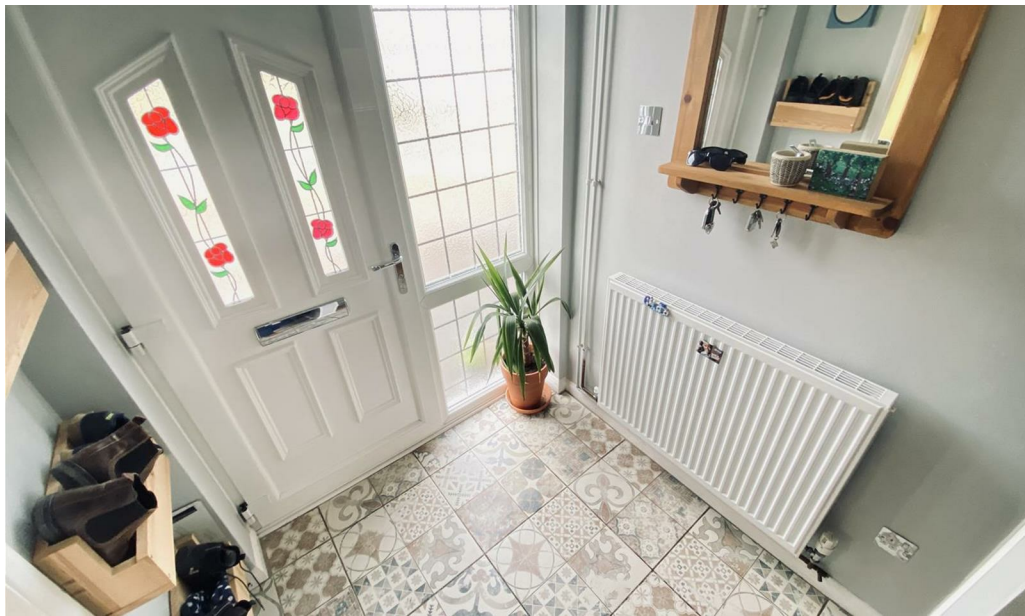
10 Springfield, Thringstone, Leicestershire, LE67 8LT

Sinclair



10 Springfield, Thringstone, Leicestershire, LE67 8LT

Sinclair



10 Springfield, Thringstone, Leicestershire, LE67 8LT

Sinclair



10 Springfield, Thringstone, Leicestershire, LE67 8LT

Sinclair



10 Springfield, Thringstone, Leicestershire, LE67 8LT


Sinclair



10 Springfield, Thringstone, Leicestershire, LE67 8LT

Sinclair

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	78	
(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.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

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.

Tenure

We are advised by the vendor(s) that the premises are Freehold

Sinclair

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



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk