



£320,000

Priory Close, Coalville LE67 8NX

Detached House | 5 Bedrooms | 1 Bathroom

01530 223402



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# Step Inside

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## Key Features

- Detached family home
- 2 reception rooms
- Ample off road parking
- Large enclosed garden with summerhouse
- Desirable village location
- Ground floor WC
- 5 double bedrooms
- Walking distance to amenities & local school
- EPC C
- Council Tax Band D
- Tenure- Freehold

## Property Description

WELL PRESENTED FAMILY HOME! Reddington Sales & Lettings take pleasure in bringing to market this 5 BEDROOM, DETACHED family home, which is situated in the desirable village of Thringstone, within easy walking distance to all of the local amenities. The property features ample off road parking, 2 large reception rooms, fitted kitchen with access to a converted garage and ground floor WC, a recently refitted bathroom, 5 spacious double bedrooms and a large rear garden complete with a Summerhouse. Viewing is HIGHLY recommended to appreciate the scale of this accommodation! EPC rating C, Council tax band D. Tenure- Freehold

## Main Particulars

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### Front

Large block paved driveway providing ample off road parking, access to the entrance hall and converted garage and side access to the rear.

### Entrance Hall

A welcoming entrance with double glazed front door, heating radiator, stairs leading to the first floor, ceiling pendant lighting, access to the lounge and herringbone style flooring.

### Lounge

3.37m x 5.89m (11' 1" x 19' 4") A great sized living area with UPVC double glazed window to the front, feature fireplace, heating radiator, ceiling and wall lighting and carpeted. French doors leading to the second reception room.

### Reception Room 2

3.25m x 4.35m (10' 8" x 14' 3") A good sized second reception room with UPVC double glazed patio doors leading out to the rear garden, heating radiator, ceiling and wall lighting and wood effect laminate flooring.

### Converted Garage

2.46m x 5.28m (8' 1" x 17' 4") Recently converted by current owners. Housing the property's Worcester boiler, with a UPVC front door, UPVC double glazed window to the front, ample space for tumble drier and further storage, heating radiator, ceiling pendant and spotlights. A real versatile space!

### Fitted kitchen

5.07m x 3.47m (16' 8" x 11' 5") A spacious, bright and airy fitted kitchen with a selection of wall and base units with worktop over, glass fronted cabinets, 1 1/2 bowl sink and drainer with mixer tap, built in Rangemaster cooker with extractor hood over, integrated dishwasher, fridge and washing machine, tiled splashbacks, UPVC double glazed window to the rear, tiled flooring, under stairs storage cupboard, double glazed door leading out to the side, door to the converted garage and ceiling spotlights.

#### Ground floor WC

A handy ground floor cloakroom, accessed just off the kitchen. With part tiled walling, WC, hand wash basin, UPVC double glazed frosted window to the side, tiled flooring and ceiling spotlights.

#### Stairs & Landing

Carpeted stairs leading up from the entrance hall. Landing giving access to all 5 bedrooms and the family bathroom.

#### Family Bathroom

2.51m x 2.90m (8' 3" x 9' 6") A beautiful, modern and recently refitted bathroom with UPVC double glazed frosted window to the side, panelled bath with wall mounted shower and shower screen, part tiled walling, WC, hand wash basin, ample vanity storage, large chrome heated towel rail, wood effect flooring and ceiling spotlights.

#### Bedroom 1

2.48m x 3.66m (8' 2" x 12' 0") Double sized bedroom with UPVC double glazed window to the front, fitted wardrobe storage, heating radiator, ceiling pendant lighting and carpeted.

#### Bedroom 2

2.39m x 3.38m (7' 10" x 11' 1") Double sized bedroom with UPVC double glazed window to the rear, heating radiator, ceiling pendant lighting, ample storage space and wood effect laminate flooring.

#### Bedroom 3

3.40m x 2.39m (11' 2" x 7' 10") Double sized bedroom with UPVC double glazed window to the rear, heating radiator, ceiling pendant lighting, ample storage space and wood effect laminate flooring.

#### Bedroom 4

2.86m x 2.57m (9' 5" x 8' 5") Double sized bedroom, currently being used as an office, with UPVC double glazed window to the side. heating radiator, ceiling pendant lighting, ample storage space and wood effect laminate flooring.

#### Bedroom 5

3.40m x 3.58m (11' 2" x 11' 9") Double sized bedroom with UPVC double glazed window to the front, heating radiator, ceiling pendant lighting, over stairs storage, carpeted and ample wardrobe space.

#### Rear Garden

A true feature of this property is the delightful, large enclosed rear garden, which is ideal for families and outdoor entertaining. There is a large patio area which steps up to a shaped lawn with planted borders and a variety of shrubs and trees. At the top, there is an enclosed artificial turf garden which has an outside socket point and timber shed with power. There is also an impressive timber summer house which is complete with lighting and power.

#### Agents Note

This property is standard built construction. Mains water, electricity and sewerage supply. Gas central heating. Broadband strengths are (standard 3mbps, superfast 51mbps, ultrafast 1000 mbps) Mobile signal is full strength for O2 network and medium strength for EE, Three and Vodafone.

#### Legals

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition of otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves Reddington Homes Ltd will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise . Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.



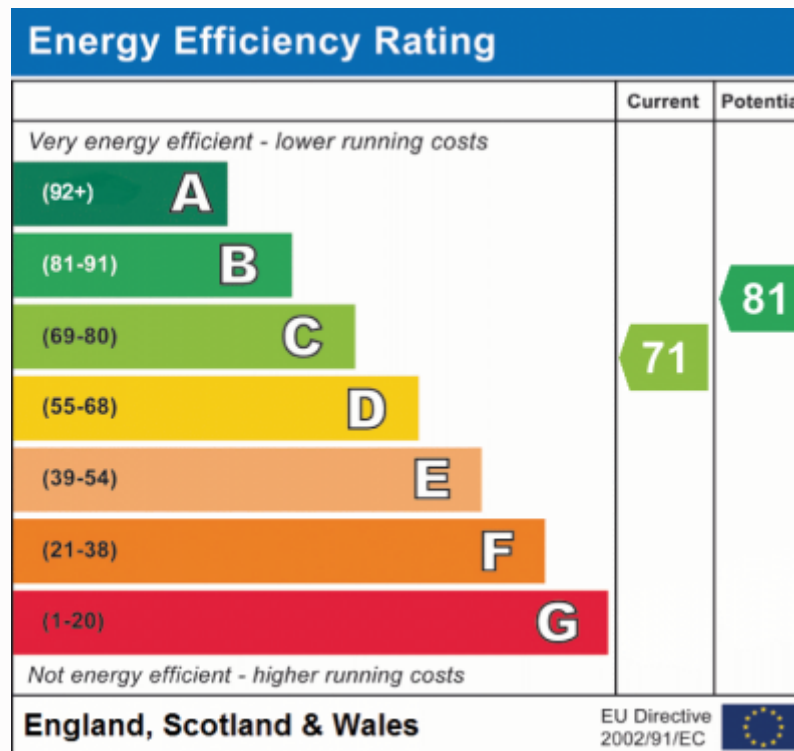




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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