

Hensons Lane, Thringstone, Coalville

Guide Price: £160,000

Frank Innes
est. 1932









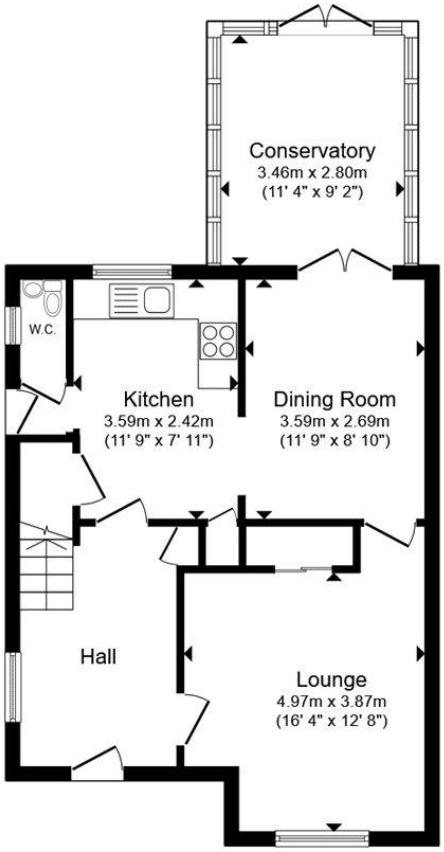




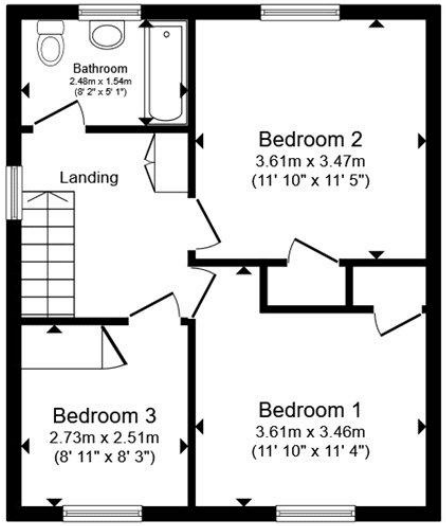
NO CHAIN THREE BEDROOM SEMI-DETACHED HOME ideally located in the popular village of Thringstone.
The property benefits from a slabbed driveway, lawned frontage and a neat hedge. Inside, a good space hallway welcomes you, enhanced by the characterful stainedglass front door. The lounge features a multifuel burner and leads through to a separate dining room, which opens into the conservatory via French doors. The conservatory also provides direct access to the rear garden, also through French doors.
The kitchen is well appointed with fitted wall and base units, an integrated oven and hob, a pantry cupboard and understairs storage. A downstairs WC completes the ground floor.
Upstairs, there are three wellproportioned bedrooms, each with builtin wardrobes or storage cupboards. The family bathroom includes a shower over the bath, wallmounted WC, basin and heated towel rail.
The rear garden is mainly laid to lawn, enjoys open views over the playing field, and includes a useful outbuilding. The property also boasts solar panels and a 4kW battery system, offering improved energy efficiency and reduced running costs.
CALL COALVILLE FRANK INNES TO ARRANGE A VIEWING!
***This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with...



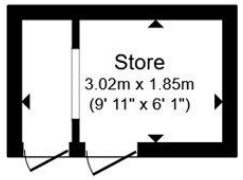




Ground Floor



First Floor



Outbuilding

Total floor area 107.3 m² (1,155 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **B**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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