















The Green, Thringstone, Coalville,
Leicestershire, LE67

Asking Price: £165,000

Tenure: To be advised

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The Property Ombudsman

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Council Tax Band: A
EPC Rating: D
Local Authority: North West Leicestershire

Other important information which you will need to know about this property can be found at your-move.co.uk

Spacious, versatile and full of potential, this well-positioned mid-terraced home offers generous living accommodation in the sought-after village of Thringstone. With a flexible ground floor, two spacious double bedrooms, a large loft room, this is a property offering real scope to make your own.

Description

Step inside this spacious mid-terraced home, ideally positioned in the popular village of Thringstone, close to local shops and everyday amenities, and offering excellent space, privacy and potential.

Entering via the porch, you are welcomed into a bright and versatile open-plan reception space, currently utilised as a salon. With front and rear-facing windows, this generous room enjoys plenty of natural light and a lovely degree of privacy. The existing fitted units, rear sink and storage area provide an excellent setup for continued business use, while the space could also be converted back into two separate reception rooms, creating a fantastic family living space.

A central hallway with useful under-stair storage leads through to the kitchen and stairs. The rear-facing kitchen is functional and offers scope for modernisation, with base units, gas hob, space for a fridge and washing machine plumbing, boiler and a convenient side door providing outside access.

Upstairs, the first floor offers two spacious double bedrooms. The main bedroom is front-facing with a private outlook and feature fireplace, while bedroom two enjoys a particularly attractive treelined rear aspect.

The bathroom comprises a bath, pedestal sink and WC.

The second floor provides a substantial loft room, measuring approximately 14'10" x 12', with Velux window and excellent potential as a useful additional living, hobby or occasional sleeping space.

Outside, the shared rear garden features a slabbed patio, established planting, shrubs and brick-built shed storage, all enjoying a wonderfully private treelined outlook. With its generous accommodation, flexible ground floor and scope to modernise and add value, this is a property offering plenty of opportunity.

Thringstone is a well-positioned village with local shops and everyday amenities close by, while nearby Coalville provides a wider range of shopping, schooling, leisure and recreational facilities. The village also offers convenient access to surrounding towns and major road networks, making it a well-connected location for commuters and families alike.

Ground Floor

Porch
4' x 3' (1.22m x 0.91m)
Welcoming entrance providing useful space before entering the home.

Shop
23' x 16' (7m x 4.88m)
Bright, spacious and versatile, with front and rear aspects and existing salon facilities.

Kitchen
10' x 6' (3.05m x 1.83m)
Functional rear-facing kitchen with gas hob, appliance space and side access.

First Floor

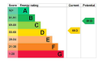
Bedroom One
11'10" x 10'11" (3.6m x 3.33m)
Spacious front-facing double with feature fireplace.

Bedroom Two
12' x 9'11" (3.66m x 3.02m)
Generous rear-facing double with a peaceful, private treelined outlook.

Bathroom
7' x 3'11" (2.13m x 1.2m)
Well-proportioned bathroom with bath, pedestal sink and WC.

Second Floor

Loft Room
14'10" x 12' (4.52m x 3.66m)
Impressive versatile space with Velux window and excellent potential.



For full EPC please contact the branch.

Outside

Front
On-street parking.

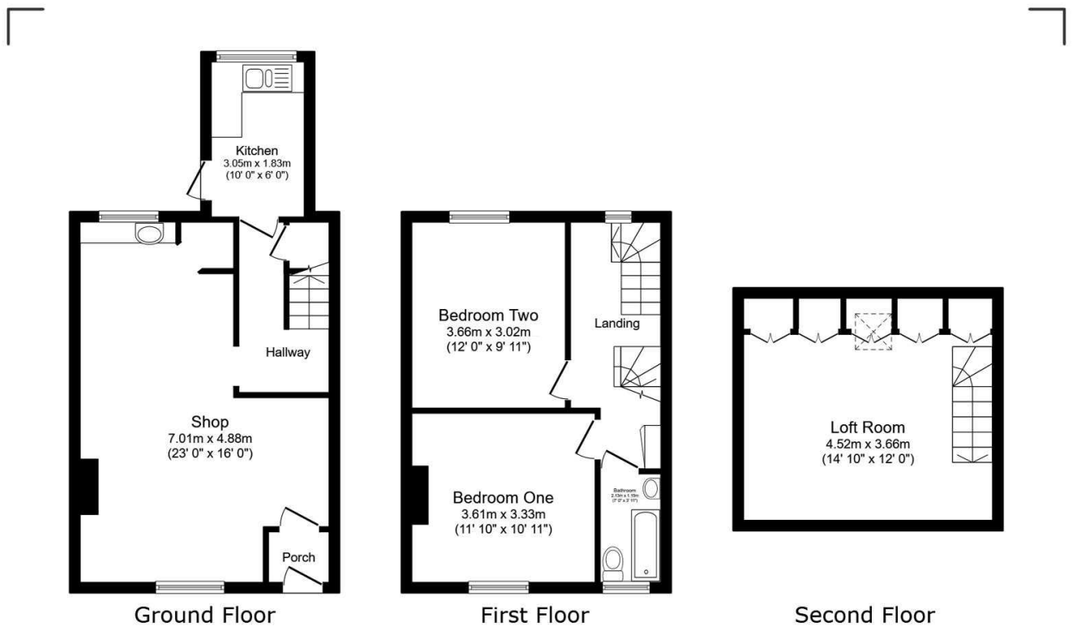
Garden
Shared garden with slabbed patio, established plants and shrubs, plus brick-built shed storage and a lovely treelined outlook.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes



Total floor area: 96.6 sq.m. (1,040 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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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