



3 Thornton Close  
Coalville, LE67 4QZ

£220,000

3 1 2

## Brief Description

Positioned in the quiet CUL-DE-SAC of Thornton Close, Coalville, this charming three-bedroom semi-detached house is available with NO UPWARD CHAIN. The property is BEAUTIFULLY PRESENTED, featuring fresh decorations and NEW CARPETS. There also remains ample OPPORTUNITY TO PERSONALISE the space to your taste.

Upon entering, you are greeted by an inviting entrance porch adorned with parquet flooring, leading into a SPACIOUS ENTRANCE HALL with a staircase ascending to the first floor. To the left, the LIVING ROOM boasts a generous window that floods the space with natural light, complemented by a cosy fireplace housing a gas fire. An archway opens into the DINING ROOM, which also features a large window overlooking the rear garden, enhancing the airy feel of the home.

The KITCHEN is well-equipped with a range of wall and base units, an integrated oven, a gas hob, and ample space for a washing machine and fridge/freezer. A wall-mounted COMBINATION BOILER, tiled splashbacks, and a tiled floor complete this functional space.

Upstairs, the landing leads to three WELL-PROPORTIONED BEDROOMS and a family shower room. The master bedroom is a SPACIOUS DOUBLE, featuring built-in wardrobes, a matching dressing table, and bedside drawers, all enhanced by ceiling coving. The second bedroom is also a comfortable double, while the third bedroom offers built-in storage. The SHOWER ROOM / WET ROOM is a modern three-piece wet room suite, complete with a WC, hand basin, and shower, featuring floor drainage and stylish ceiling spotlights.

Outside, the FRONT GARDEN is laid to lawn, creating a welcoming entrance. The tarmac driveway offers OFF-ROAD PARKING for several vehicles. A DETACHED GARAGE provides further storage options and leads to a REAR WORKSHOP, perfect for those who enjoy DIY projects or require extra workspace. The REAR GARDEN is sunlit, and features a combination of block-paved patios, gravel and paved pathways. A NEWLY ERECTED FENCE ensures privacy and security





## ON THE GROUND FLOOR

Entrance Porch

Entrance Hall

Living Room

14'2" x 11'4" (4.32m x 3.45m)

Dining Room

9'2" x 8'2" (2.79m x 2.49m)

Kitchen

12'2" x 8' (3.71m x 2.44m)

## ON THE FIRST FLOOR

Landing

Bedroom 1

12'5" x 9'8" (3.78m x 2.95m)

Bedroom 2

11'2" x 9'8" (3.40m x 2.95m)

Bedroom 3

8'7" x 7'1" (2.62m x 2.16m)

Shower Room / Wet Room

## ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

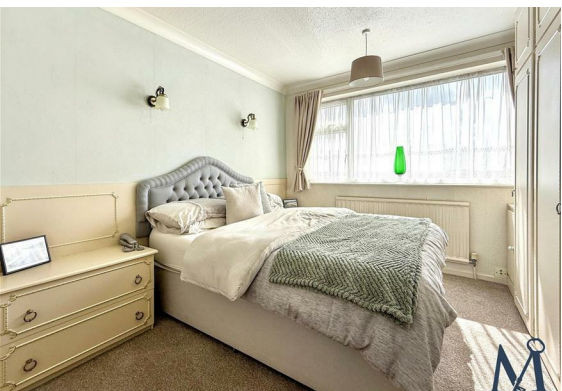
Oversized Single Garage

23'7" x 8'3" (7.19m x 2.51m)

Work Shop

9'3" x 6'0" (2.82m x 1.83m)







## Floor Plan



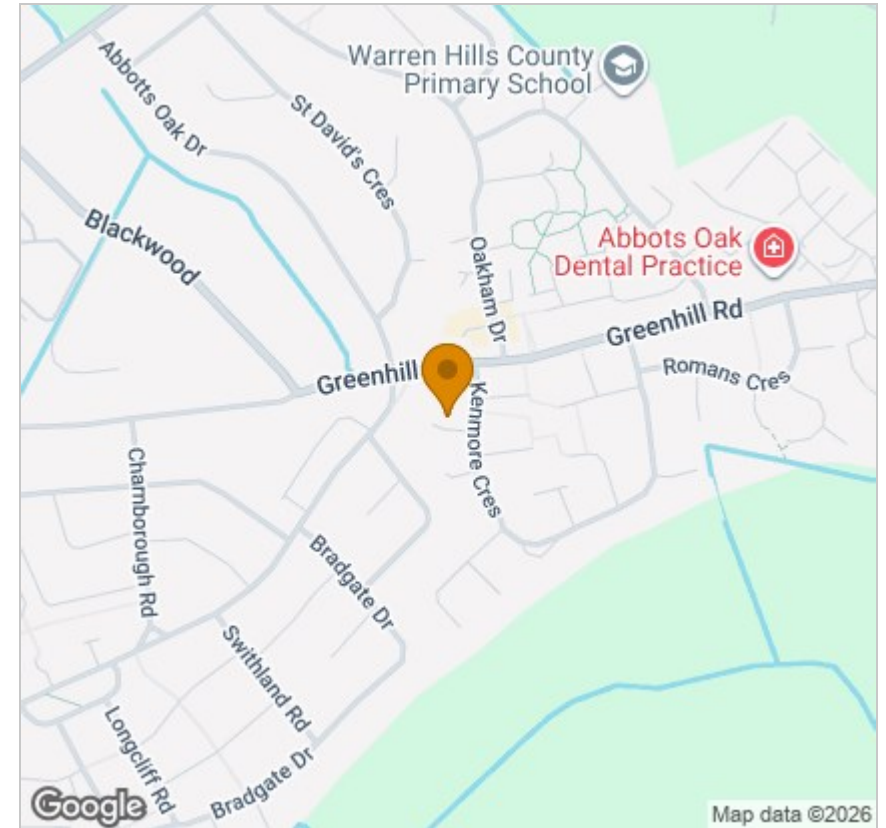
## Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

