



MAYNARD  
ESTATES



197 Main Street  
Thornton, Coalville, LE67 1AH

£350,000



## Brief Description

Offered available with NO UPWARD CHAIN, is this delightful semi-detached house. Situated on Main Street, in the charming village of Thornton, this property offers a perfect blend of character and modern living. Well-loved, featuring four double bedrooms, a family bathroom and an established large rear garden plot, this is an IDEAL HOME for families or those seeking extra space.

Upon entering, you are greeted by a welcoming hallway adorned with period parquet flooring, leading to a GENEROUS living room. This inviting space boasts a side bay window, ELEGANT OAK ceiling beams, and a period brick inglenook fireplace, creating a warm and cosy atmosphere. The KITCHEN DINER is well-equipped with modern wall and base units, an integrated fridge/freezer, oven, and dishwasher, complemented by stylish tile flooring and ample room for a dining table. French doors open into a practical BOOT ROOM, which provides access to the garden and a convenient ground floor WC.

The sitting room, also accessible from the boot room, features French doors that lead into a charming GARDEN ROOM, perfect for entertaining guests with family. Upstairs, you will find four double bedrooms, each offering AMPLE SPACE for furnishings. The family bathroom is neatly presented with a three-piece suite and modern finishes.

The property benefits from a recently updated heating system and glazing, ensuring comfort throughout the seasons. Outside, the EXPANSIVE REAR GARDEN is a true highlight, featuring a mix of paved patios, gravelled areas, and a lush lawn, all surrounded by mature shrubs and trees within a secure fenced boundary. The front of the property offers OFF-ROAD PARKING for two vehicles, with a paved driveway and additional gravelled space leading to a single GARAGE.

This semi-detached home has SCOPE TO IMPROVE, is ideally located near the local reservoir, primary school, and popular public houses, making it a WONDERFUL OPPORTUNITY for those looking add personal touches





## ON THE GROUND FLOOR

Entrance Hall

Living Room

14'3" x 21'7" (4.34m x 6.58m)

Kitchen Diner

22'5" x 7'8" (6.83m x 2.34m)

Inner Boot Room

6'9" x 7'7" (2.06m x 2.31m)

Ground Floor WC

Sitting Room

9'10" x 9'6" (3.00m x 2.90m)

Garden Room

9'9" x 10'0" (2.97m x 3.05m)

## ON THE FIRST FLOOR

Landing

Bedroom 1

9'9" x 15'3" (2.97m x 4.65m)

Bedroom 2

12'10" x 12'0" (3.91m x 3.66m)

Bedroom 3

12'6" x 8'1" (3.81m x 2.46m)

Bedroom 4

9'3" x 9'2" (2.82m x 2.79m)

Family Bathroom

9'1" x 7'10" (2.77m x 2.39m)

## ON THE OUTSIDE

Front Garden

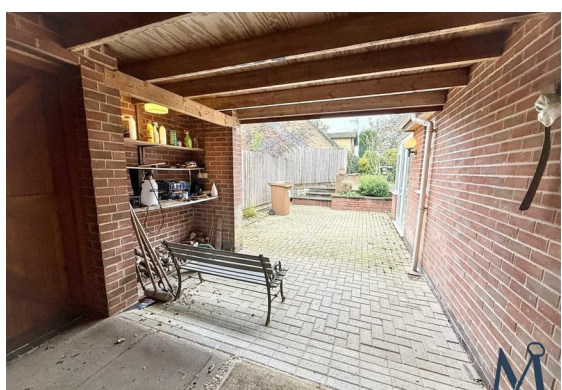
Rear Garden

Driveway

Single Garage

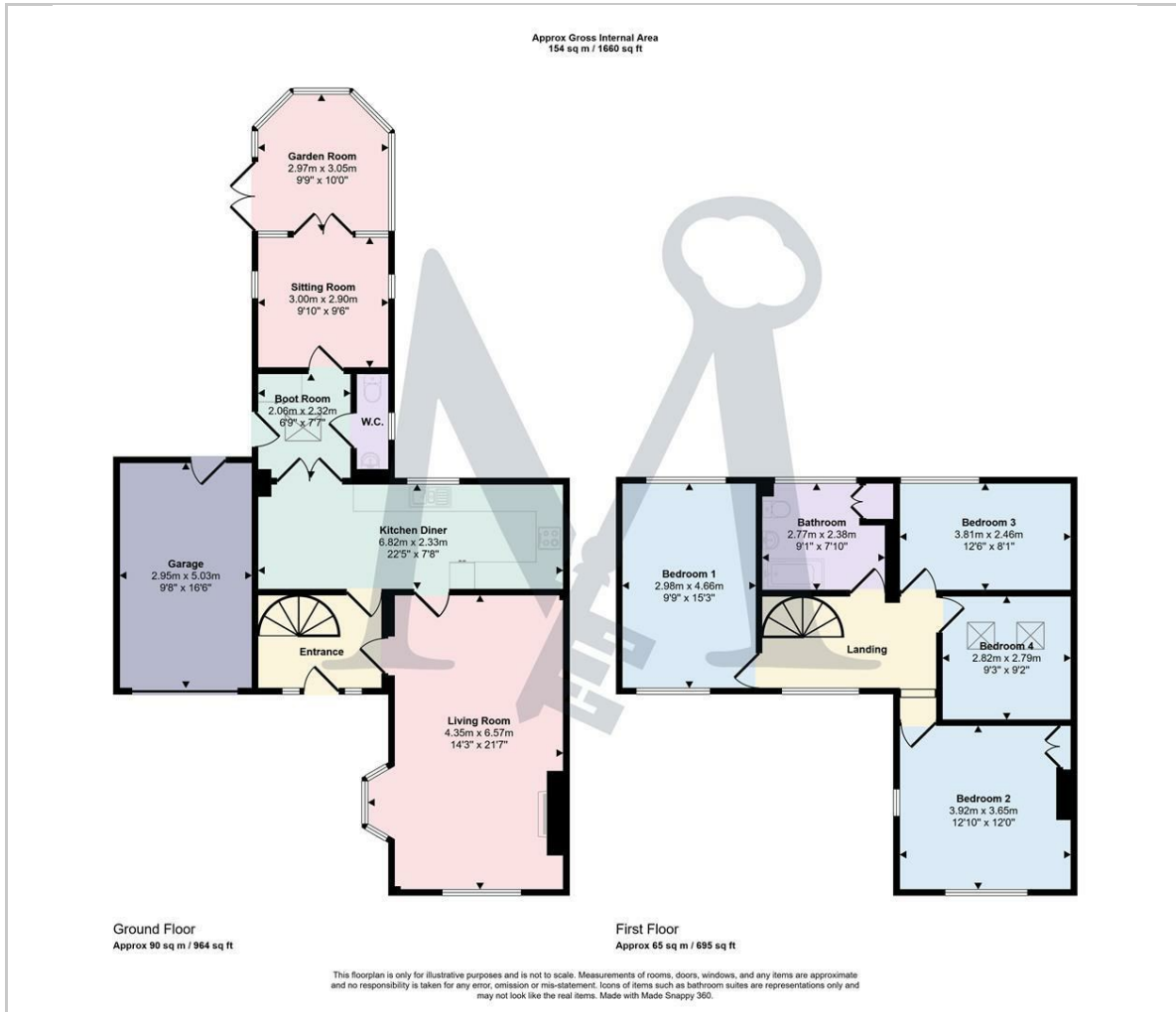
9'8" x 16'6" (2.95m x 5.03m)







## 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

