

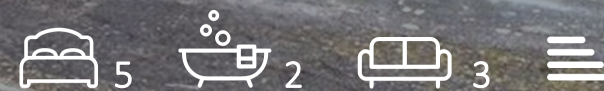


MAYNARD
ESTATES



2 Field Close
Thringstone, Coalville, LE67 8PU

£550,000





Brief Description

Occupying a GENEROUS 0.5 ACRE CORNER PLOT within a quiet cul-de-sac on the edge of the sought after village of Thringstone, this substantial five bedroom detached family home offers an exceptional blend of space, versatility and modern living. BEAUTIFULLY PRESENTED THROUGHOUT, the property enjoys a truly unique setting, but it is the remarkable rear garden that undoubtedly steals the show.

Deceptive from the front, the garden opens into an extraordinary private oasis, wrapping around the neighbouring homes and enjoying BREATH TAKING VIEWS across mature trees and surrounding green landscape. Extensively landscaped with large lawns, beautifully planted borders, multiple seating areas and a recently installed, substantial composite decked terrace, it provides the perfect setting for entertaining, family life and simply enjoying the peaceful surroundings.

Internally, the accommodation is both spacious and flexible. The entrance hall leads into a superb open plan living/dining room featuring a stylish fireplace, remote controlled lighting and a ceiling mounted projector with an electronic drop down screen, creating an ideal space for relaxing and entertaining. An EXTENDED CONSERVATORY overlooks the garden and provides an additional reception area, while a separate sitting room offers excellent versatility as a family room, playroom or living space.

At the heart of the home is a beautifully appointed dining kitchen, fitted with modern olive green shaker style units with pan drawers, oak worktops and integrated Neff appliances, and Quooker tap complemented by a practical utility room and WC.

To the first floor are five WELL PROPORTIONED BEDROOMS, including four generous doubles, together with a contemporary shower room and modern family bathroom.

Outside, the landscaped front garden creates an attractive first impression, while the large driveway provides PARKING with EV charger point leading to a converted garage now arranged as two versatile hobby or workspace.





ON THE GROUND FLOOR

Entrance Hall

Lounge / Diner
14'2" x 23'5" (4.32 x 7.16)

Conservatory
8'5" x 11'0" (2.59 x 3.37)

Sitting Room
14'2" x 12'4" (4.33 x 3.77)

Kitchen
9'0" x 10'5" (2.75 x 3.18)

Dining Area
8'11" x 10'2" (2.73 x 3.1)

Utility
5'2" x 6'2" (1.58 x 1.9)

WC

ON THE FIRST FLOOR

Landing

Bedroom One
12'9" x 9'9" (3.91 x 2.98)

Shower Room
6'3" x 5'2" (1.92 x 1.58)

Bedroom Two
9'9" x 12'4" (2.98 x 3.77)

Bedroom Three
9'8" x 10'2" (2.97 x 3.1)

Bedroom Four
7'9" x 11'8" (2.37 x 3.57)

Bedroom Five
7'1" x 7'6" (2.18 x 2.31)

Bathroom
7'4" x 5'4" (2.25 x 1.65)

ON THE OUTSIDE

Front Garden

Driveway

Converted Garage Unit One
7'10" x 7'5" (2.4 x 2.27)

Converted Garage Unit Two
7'10" x 6'11" (2.4 x 2.11)

Rear Garden

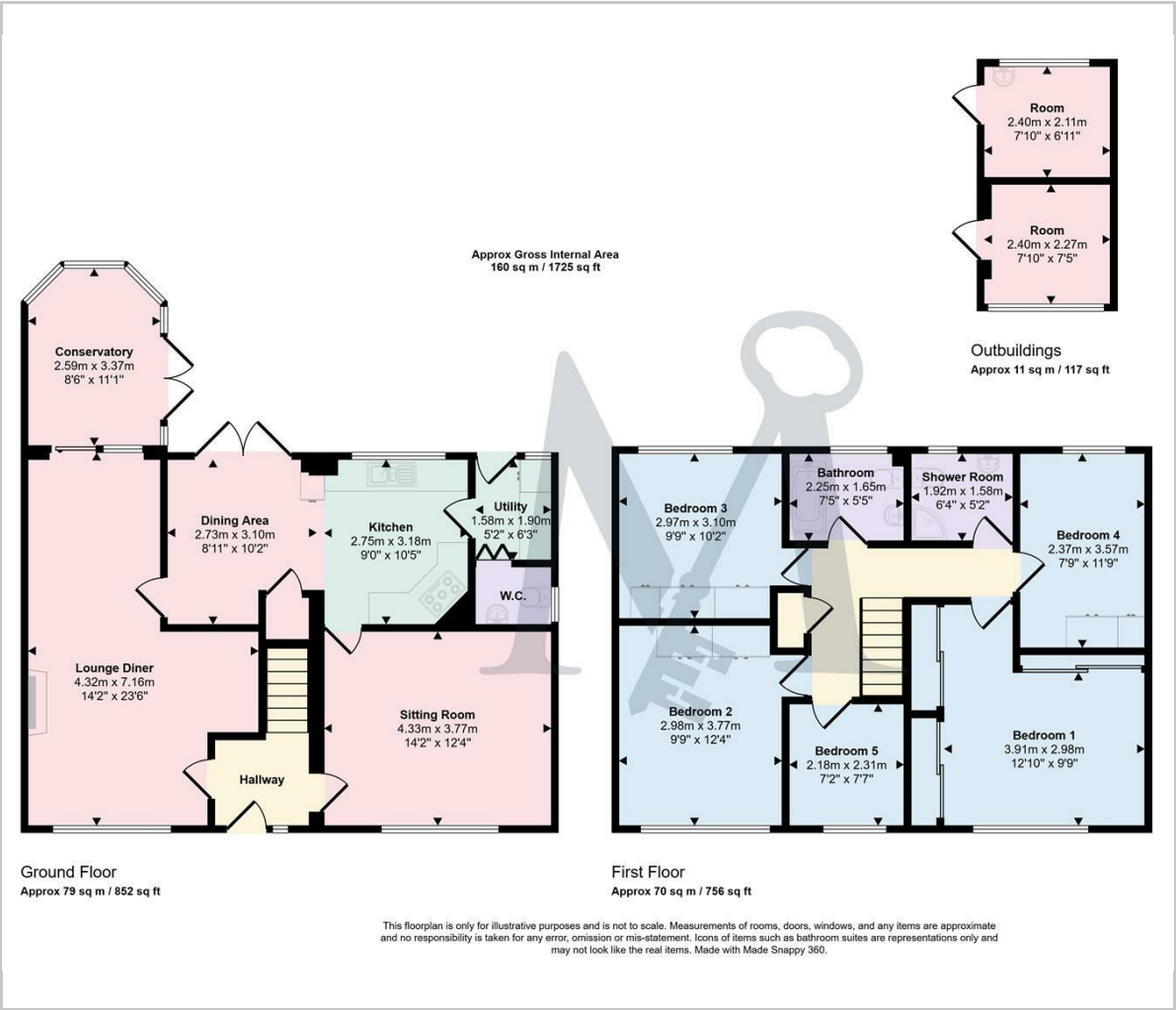








Floor Plan



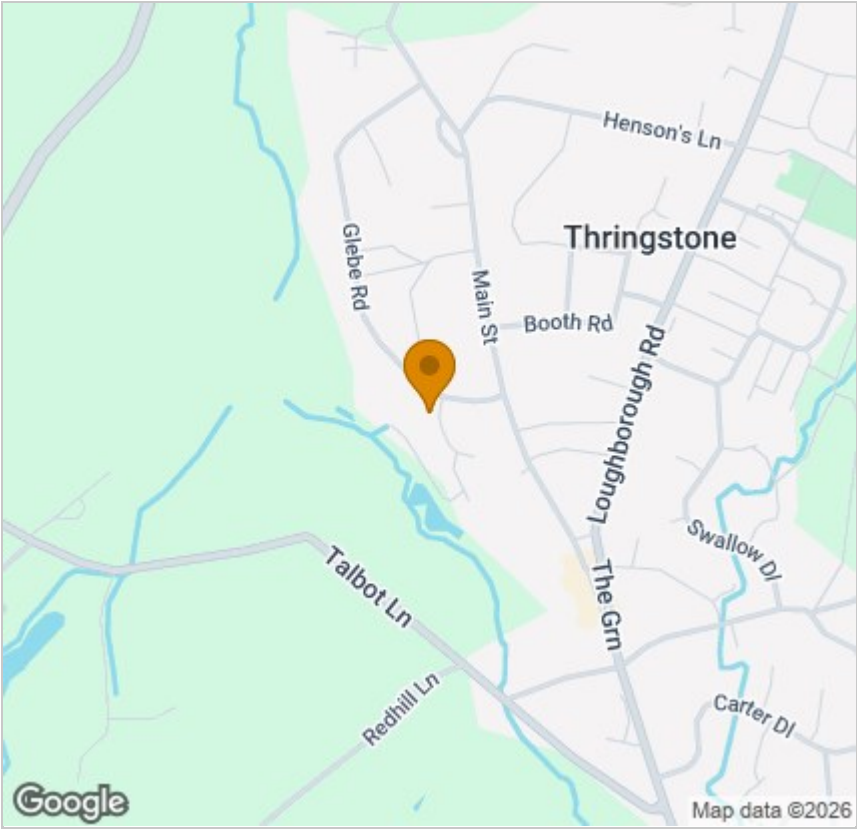
Viewing

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

