

# Sinclair



Audlin View Brook Lane, Thringstone

£425,000

# Audlin View Brook Lane

Thringstone, Coalville

**\*\*\*WOW FACTOR GUARANTEED\*\*\*** This THREE BEDROOM DETACHED BUNGALOW offering a garden room and DETACHED GARAGE offers a host of immaculate internal living accommodation and benefits from modern creature comforts such as underfloor heating, en-suite, utility room and open plan kitchen/diner to say the least. An internal inspection comes highly advised in order to appreciate the wealth of accommodation on offer. Situated within a sought after cul-de-sac this one of a kind bungalow can be viewed TODAY!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached Bungalow
- Three Bedrooms
- Underfloor Heating, Log Burner
- Open Plan Kitchen/Diner
- En-Suite & Four Piece Bathroom
- Garage & Parking



## GROUND FLOOR

### Entrance Porch

Entered through a composite front door with inset opaque double glazed panel, inset downlights and solid oak flooring.

### Entrance Hall

Enjoying continued solid oak flooring from the entrance porch and comprising loft hatch, inset downlights and an airing cupboard housing the hot water cylinder whilst facilitating access to the entire ground floor accommodation.

### Lounge

15' 10" x 12' 9" (4.83m x 3.89m)

Enjoying two uPVC double glazed windows to the side and a further uPVC double glazed window to the front which are all adorned with Hilarys shutters and are complimented by the solid oak flooring and cast iron log burner.

### Bedroom One

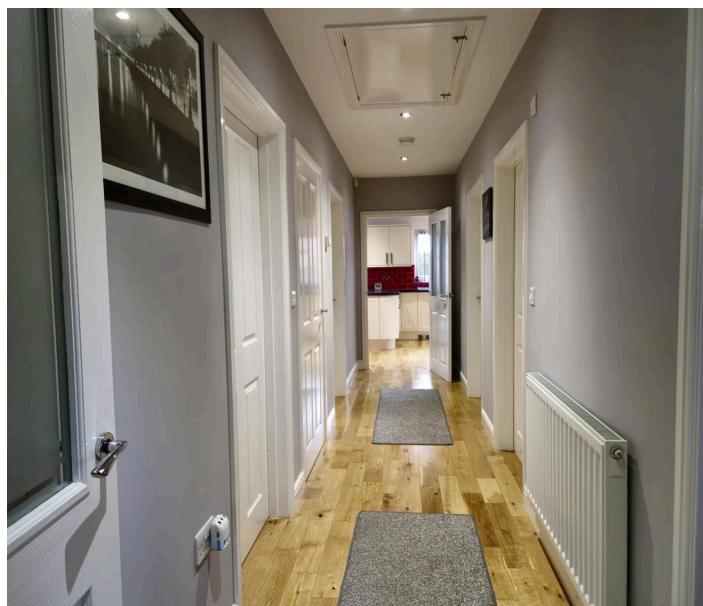
14' 5" x 12' 3" (4.39m x 3.73m)

Enjoying a range of fitted wardrobes, a dresser unit with bed enclosure and further uPVC double glazed window to the front with fitted Hilarys shutter.

### En-Suite

4' 3" x 9' 3" (1.29m x 2.82m)

This three piece white suite comprises a low level, push button WC, vanity wash hand basin with monobloc mixer tap, an oversized shower enclosure with thermostatic mixer waterfall shower, ceramic tiled flooring, inset downlights, an extractor fan, shaver point, electric underfloor heating, chrome heated towel rail and having an opaque uPVC double glazed window to the side.



### Family Bathroom

12' 8" x 6' 0" (3.86m x 1.83m)

This four piece white suite comprises a low level, push button WC, a panelled bath with mixer tap, a vanity wash hand basin, double shower enclosure with thermostatic bar mixer shower tap, inset downlights, chrome heated towel rail, an extractor fan, timber effect LVT flooring with electric underfloor heating and opaque uPVC double glazed window to the side.

### Bedroom Two

12' 10" x 9' 5" (3.91m x 2.87m)

Having uPVC double glazed window to the side.

### Bedroom Three

12' 3" x 8' 7" (3.73m x 2.62m)

Enjoying uPVC double glazed window to the side and continued solid oak flooring from the entrance hall.

### Kitchen/Diner

11' 0" x 22' 2" (3.35m x 6.76m)

Inclusive of a modern range of wall and base units, a one and half bowl sink and drainer with swan neck mixer tap, a fitted drinks cooler, five ring gas hob with extractor hood over, a range of tiled splashbacks, fitted microwave oven and complimenting double electric oven/grill. The kitchen also benefits from a plinth heater, a dual aspect with uPVC double glazed window to the side and rear, solid oak flooring, inset downlights, an integrated dishwasher and opens into both the utility and the garden room, the later via uPVC double glazed Bi-fold doors.

### Utility Room

11' 0" x 4' 7" (3.35m x 1.40m)

Opening from the kitchen/diner and having wall and base units, work surfaces, sink unit, extractor fan, solid oak flooring, space and plumbing for appliances, uPVC double glazed window to rear and uPVC double glazed external door to the side.



### **Garden Room**

12' 6" x 10' 7" (3.81m x 3.23m)

Enjoying a 'wet' underfloor heating system and accessible via uPVC framed Bi-fold doors from the kitchen/diner, the garden room benefits from an array of uPVC double glazed windows overlooking the private rear garden, a vaulted ceiling, timber effect LVT flooring and uPVC French Doors to the side.

### **Rear Garden**

A paved patio area with an adjacent stone shingled side driveway gives way to the detached garage accessible via a double set of timber gates and is facilitated by a water point and wall lighting. A further slate shingled area with low maintenance edging of box hedges surround the garden and is complimented by timber closed board fence paneling.

### **Front Garden**

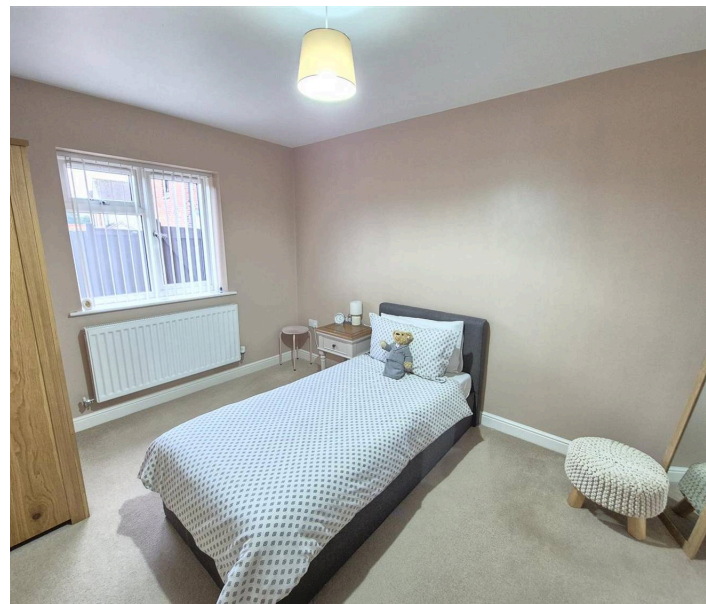
Having an area of raised beds which in turn comprises stone and slate shingling and a range of shrubs whilst also giving way to separate gated access, an area of block paved steps gives way to a ramp accessing the front door which in turn is facilitated by wall mounted lantern style lighting.

### **Garage**

Dimensions: 3.78m x 5.66m (12'5" x 18'7"). Entered via a 'fob controlled' electric roller door and having both light and power with a further uPVC framed personnel door to the side

### **Driveway**

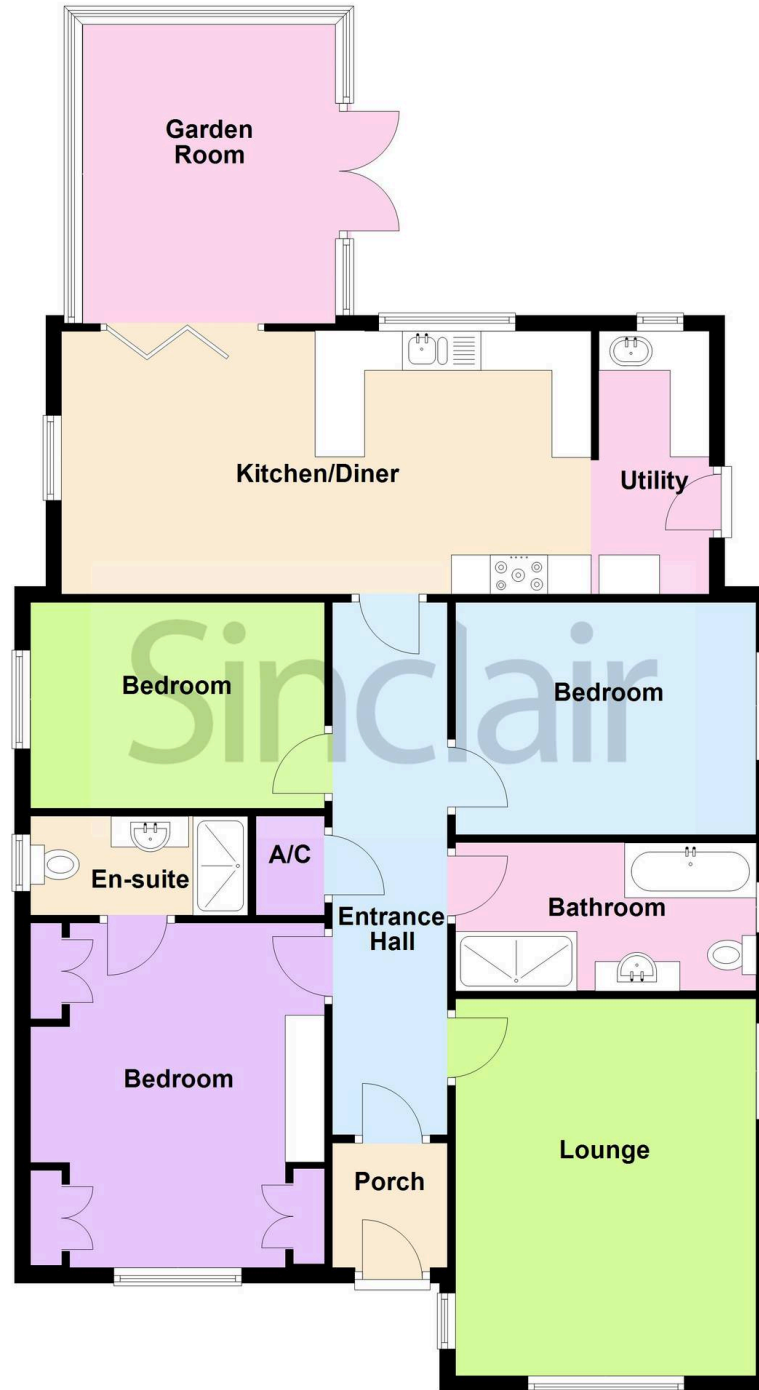
A tarmacadam entrance gives way to a gravelled driveway (with shared access to the next door neighbours driveway)







Ground Floor





## Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

[coalville@sinclairestateagents.co.uk](mailto:coalville@sinclairestateagents.co.uk)

[www.sinclairestateagents.co.uk/#/](http://www.sinclairestateagents.co.uk/#/)

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) – The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.