57 Station Road, Ibstock, Leicestershire, LE67 6JL

Asking Price £230,000

01530 838338 **sinclair**estateagents.co.uk

Property at a glance

- Extended Four Bed Detached
- Kitchen, Utility & Ground Floor Shower Rm
- Gardens Front & Rear
- Council Tax Band*: D
- Three Reception Rooms
- Master With En-suite
- Corner Plot Position, Parking
- Price: £230,000

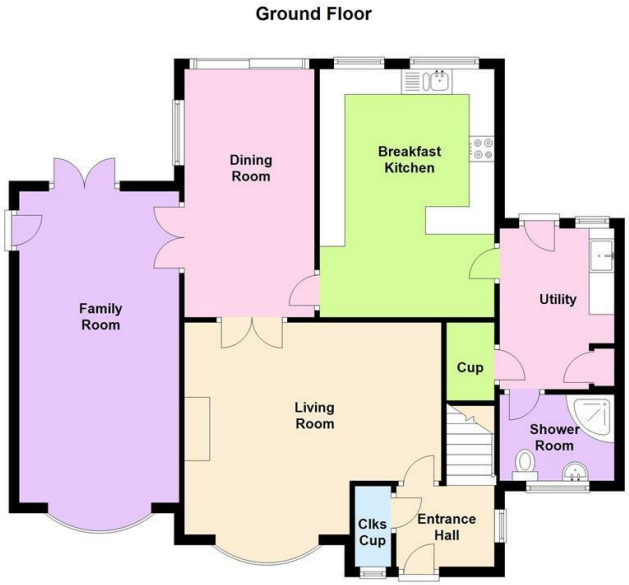
Overview

** A SPACIOUS AND WELL EXTENDED FOUR BEDROOM DETACHED PROPERTY LOCATED IN THE POPULAR VILLAGE OF IBSTOCK WHEREBY AN INTERNAL INSPECTION COMES HIGHLY ADVISED IN ORDER TO APPRECIATE THE EXTENSIVE ACCOMMODATION OVER TWO FLOORS. ** EPC RATING D. In brief the accommodation comprises entrance hall, bay fronted living room, separate dining room, sitting room, breakfast room, utility and ground floor bathroom all located on the ground floor. Stairs to the first floor offer four bedrooms including master with en-suite and a three piece family bathroom. Externally the property offers good sized gardens to both the front and rear along with off road parking. Additional benefits include double glazing and gas central heating. Furthermore the property comes offered available with no upward chain.

Location**

Ibstock enjoys a thriving sense of community along with the advantages of amenities that come with a larger village. Ibstock Junior School and the High School and Community College are conveniently located in the village, whilst shopping facilities include a Cooperative store, family butcher, post office, DIY store, hair stylist, etc. There is also an Indian restaurant, takeaways for fish and chips, and Cantonese meals as well as several public houses. Leisure facilities (including a swimming pool) are available, 'The Palace' is a centre for entertainment and the Sence Valley Forest Park adjoins the village. Nearest Airport: East Midlands (11.2 miles) Nearest Train Station: Leicester (14.7 miles) Nearest Town: Coalville (4.0 miles) Nearest Motorway Access: A/M42 (J13) M1 (J22)

** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



GROUND FLOOR

Entrance Hall
Has double glazed access door with side window, radiator and access to cloaks store. Stairs rising to the first floor.

Living Room
16'8" x 13'9" (5.08m x 4.19m)
With double glazed bow window, radiator, feature floating fireplace with ceiling coving, dimmer controlled lighting and French doors into ...

Dining Room
16'1" x 8'5" (4.90m x 2.57m)
Having laminate flooring, double glazed window to side elevation, radiator, ceiling coving and double glazed sliding patio doors giving views and access to the rear garden.

Family Room (currently used as a Bedroom)
20'2" x 10'4" (6.15m x 3.15m)
Currently being used as a ground floor bedroom. Having double glazed bow window, double glazed French doors giving views and access over the garden, laminate flooring, two radiators along with wall mounted lights.

Breakfast Kitchen
16'1" x 11'0" (4.90m x 3.35m)
Having a range of modern wall and base units with integrated breakfast bar, double oven and grill with four ring gas hob and extractor hood, one and a half bowl stainless steel sink and drainer with mixer tap, integrated dishwasher (Tenants), integrated fridge, tiled flooring and splashbacks, two double glazed windows, inset feature fire, ceiling spotlights and feature vertical radiator. Access to...

Utility Room
10'5" x 7'5" (3.18m x 2.26m)
Having a range of wall and base units with space and plumbing for appliances, stainless steel sink and mixer tap, double glazed window and double glazed door to garden along with access to understairs storage and ceiling spotlights. Access to...

Shower Room
Having a contemporary three piece white suite with corner shower cubicle, Wc and wash hand basin, chrome heated towel rail, tiled flooring, partly tiled walls and double glazed opaque window and ceiling spotlights.

FIRST FLOOR

Landing
Stairs rise to the first floor landing with loft access, airing cupboard housing Worcester boiler and access to all rooms.

Bedroom One
15'6" x 10'4" (4.72m x 3.15m)
Having double glazed window to the front elevation and radiator. Access to...

En-Suite
Having a contemporary three piece white suite with double shower cubicle, Wc and wash hand basin, tiled walls and tile effect flooring, chrome heated towel rail, double glazed opaque window, ceiling spotlights and extractor fan.

Bedroom Two
12'8" x 7'4" (3.86m x 2.24m)
With double glazed window to the rear elevation and radiator.

Bedroom Three
10'8" x 8'9" (3.25m x 2.67m)
With double glazed window to the front elevation, laminate flooring, TV point and built in cupboard with hanging rail.

L-Shaped Bedroom Four
7'10" x 10'11" x 7'9" (2.39m x 3.33m x 2.36m)
With double glazed window, radiator, ceiling coving, TV point and built in wardrobe with overhead storage.

Family Bathroom
Has a three piece white suite comprising panelled bath with shower over, Wc and wash hand basin, ceiling spotlights, tiled flooring, radiator and double glazed opaque window.

OUTSIDE

Rear Garden
The rear garden is a combination of lawn and paved patios with decked area and pergola, raised planted borders, side gate and conifer tree lined and fenced boundary.

Front Garden
Is mostly laid to lawn with paved pathways and hedgerow.

Off Road Parking
The off road parking is located at the rear of the property and provides off road parking for multiple vehicles.

Timber Workshop
Located at the rear of the garden also accessed via the driveway.

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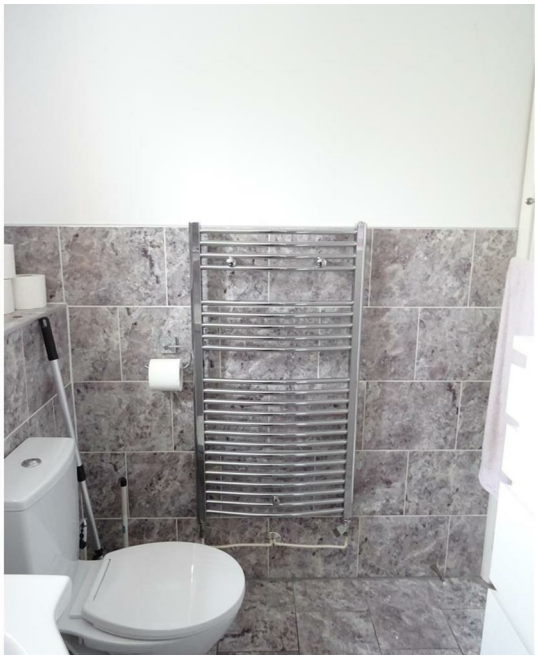

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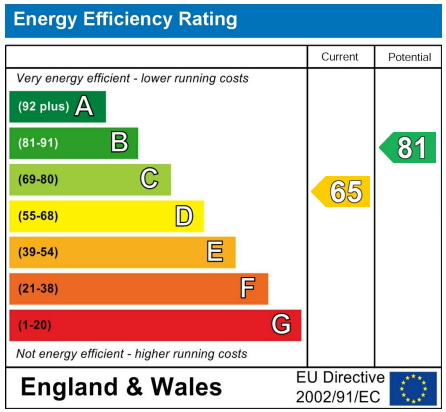
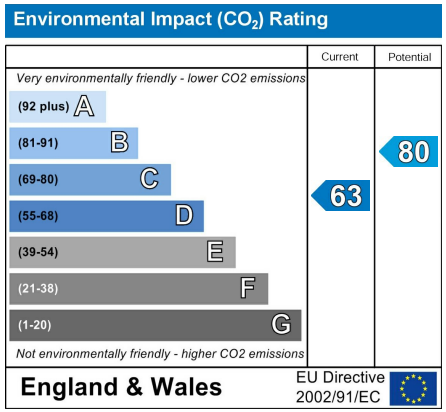
NEW
ROAD
LAYOUT
AHEAD





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Fixture & Fittings
All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers
Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.
* Council Tax Band correct at the time of instruction. Taken from Directgov.uk
** All distances have been taken from Google maps and must be taken as approximate.

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Money Laundering
Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure
We are advised by the vendor(s) that the premises are Freehold

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Sinclair
3 Belvoir Road, Coalville, Leicestershire, LE67 3PD
Tel: 01530 838338
Email: coalville@sinclairestateagents.co.uk