

Sinclair



13 Argyle Street, Ibstock, Leicestershire, LE67 6NB

£180,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Available No Upward Chain
- In Need Of Modernisation
- 3 Ground Floor Reception Rooms
- Sizeable Private Rear Garden
- Modern Kitchen & Utility
- Quiet Cul-de-Sac Location
- Council Tax Band*: B
- Price: £180,000

Overview

Offering fantastic scope for improvement this three bedroom detached home situated at the end of a quiet private cul-de-sac in the popular village of Ibstock comes offered available with NO UPWARD CHAIN with extended accommodation that in brief comprises; entrance porch, front reception room, rear reception room, modern kitchen and separate utility room along with ground floor shower and WC with a further extended reception room located on the ground floor. Stairs then rise to the first floor offering three bedrooms. Externally, this property impresses with a sizeable garden to rear complete with outbuildings whilst a block paved driveway provides off road parking. Additional benefits include double glazing and gas central heating. EPC RATING D.

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.



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Detailed Accommodation

GROUND FLOOR

Entrance Porch

Has double glazed access door and windows along with radiator.

Front Reception Room

11'4" x 11'8" (3.45m x 3.56m)

Having double glazed fronted window, radiator, fireplace housing gas fire with ceiling coving and TV point leading through to the rear reception room.

Rear Reception Room

12'3" x 11'8" (3.73m x 3.56m)

Having double glazed rear elevated window, radiator and fireplace housing electric fire with tiled hearth and access to understairs storage along with stairwell access to the first floor.

Kitchen

8'8" x 6'9" (2.64m x 2.06m)

Having a range of modern wall and base units with stainless steel sink and drainer with mixer tap, free standing double oven and grill with a four ring gas hob and extractor hood, wood effect vinyl flooring, tiled splashbacks, space and plumbing for further appliances, radiator and double glazed side elevated window.

Utility Room

7'8" x 7'4" (2.34m x 2.24m)

Having space and plumbing for appliances being of brick and double glazed construction with double glazed access door to the garden, quarry tiled floor and radiator.

Separate WC

There is a separate WC and wash hand basin with double glazed opaque window, radiator, extractor fan, part tiled splashback and wood effect vinyl flooring with a shower room area.

Shower Room Area

Having a walk-in shower with wall mounted electric shower, tiled shower surround, wood effect vinyl flooring and partly tiled walls.

Rear Extension

11'8" x 10'2" (3.56m x 3.10m)

Having double glazed window, radiator and double glazed side access door, loft access with built-in storage desks and shelving.

FIRST FLOOR

Landing

Stairs rise to the first floor landing with radiator and loft access.

Bedroom One

11'4" x 11'8" (3.45m x 3.56m)

Having double glazed window, radiator, ceiling coving and period feature fireplace with over stair cupboard.

Bedroom Two

8'7" x 12'4" (2.62m x 3.76m)

With double glazed window and period feature fireplace.

Bedroom Three

10'3" x 6'9" (3.12m x 2.06m)

Having double glazed window, radiator and airing cupboard housing Worcester combination boiler.

OUTSIDE

Rear Garden

The rear garden is a particular feature due to its size having a number of brick outbuildings along with summerhouse, paved pathways and patios with an array of planted borders and shrubs all within an enclosed fenced boundary with outside lighting and side gated access.

Front Driveway

The front driveway is block paved providing off road parking.

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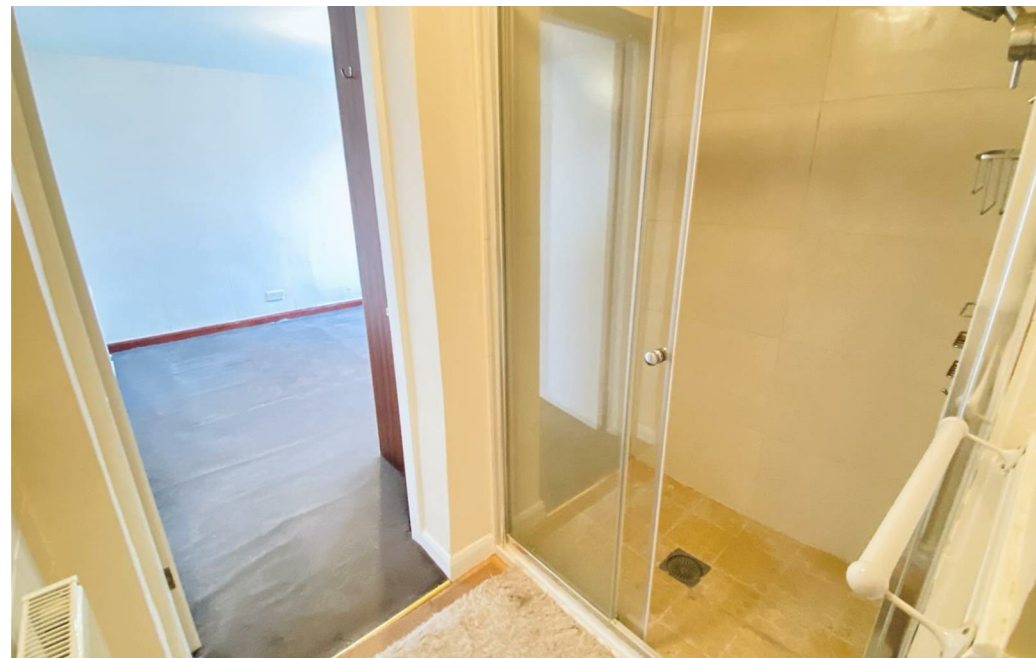
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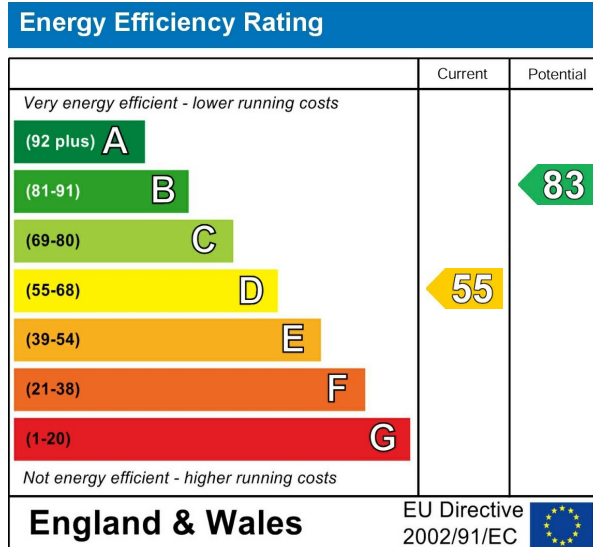
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Fixture & Fittings

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

Special Note To Buyers

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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Money Laundering

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Tenure

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

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Thinking of Selling?
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