

Sinclair



36 Grange Road, Ibstock

£175,000

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Ibstock

This charming TWO DOUBLE BEDROOM TERRACE HOME occupying a central location within the popular commuter village of Ibstock comes with the market having enjoyed modernisation throughout with a host of character and period features effortlessly sprinkled throughout in brief, the property enjoys a dining room, lounge and kitchen to the ground floor and two double bedrooms to the first floor alongside a three piece family bathroom suite. Externally, the home enjoys a landscaped rear garden and benefits from a sunny aspect. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Period Property
- Two Double Bedrooms
- First Floor Bathroom
- Landscaped Rear Garden
- Restored Yorkest Oven Range
- Centre of Village Location



GROUND FLOOR

Lounge

11' 9" x 11' 9" (3.58m x 3.58m)

Entered by a composite front door with an adjacent uPVC double glazed window to front and benefiting from a cast iron log burner upon a brick hearth and enjoying an adjacent fitted cabinet alongside the chimney breast and furthermore an additional adjacent cabinet housing the gas fired central heating boiler.

Dining Room

11' 9" x 11' 9" (3.58m x 3.58m)

Featuring a restored cast iron Yorkeston oven range with inset ornamental tiling and an adjacent fitted timber framed cabinet with internal inset downlighting, whilst also benefiting from timber effect laminate flooring, stairs rising to the first floor and giving way to the kitchen.

Kitchen

15' 0" x 6' 0" (4.57m x 1.83m)

Inclusive of a range of wall and base units with rolled edge work surfaces, a sink and drainer unit with swan neck mixer tap, four ring gas hob with extractor hood and tiled splash backs, an electric oven and grill, space and plumbing for appliances, ceramic tiled flooring and having a uPVC door accessing the rear courtyard and further uPVC double glazed windows to side and rear.



FIRST FLOOR

Landing

Stairs rising to the first floor landing give way to the generous proportioned family bathroom and two double bedrooms and comprises inset downlighting.

Bedroom One

12' 10" x 11' 9" (3.91m x 3.58m)

Enjoying a uPVC double glazed window to front with a cast iron focal fireplace (not in use) and having access to over stairs storage.



Bedroom Two

11' 9" x 8' 9" (3.58m x 2.67m)

Having uPVC double glazed window to rear and a cast iron fireplace cover acting as a focal point (not in use).

Bathroom

8' 3" x 5' 9" (2.51m x 1.75m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with tiled splashbacks, a panelled bath with an electric power shower over, an extracted fan, vinyl flooring, inset downlights and an opaque uPVC double glazed window to rear.

Yard

Having a paved patio area surrounded by timber close board fence panelling and facilitated by a waterpoint, whilst also providing access to the rear garden. Please note, there is a pedestrian easement over the rear of the property for access via the neighbouring properties.

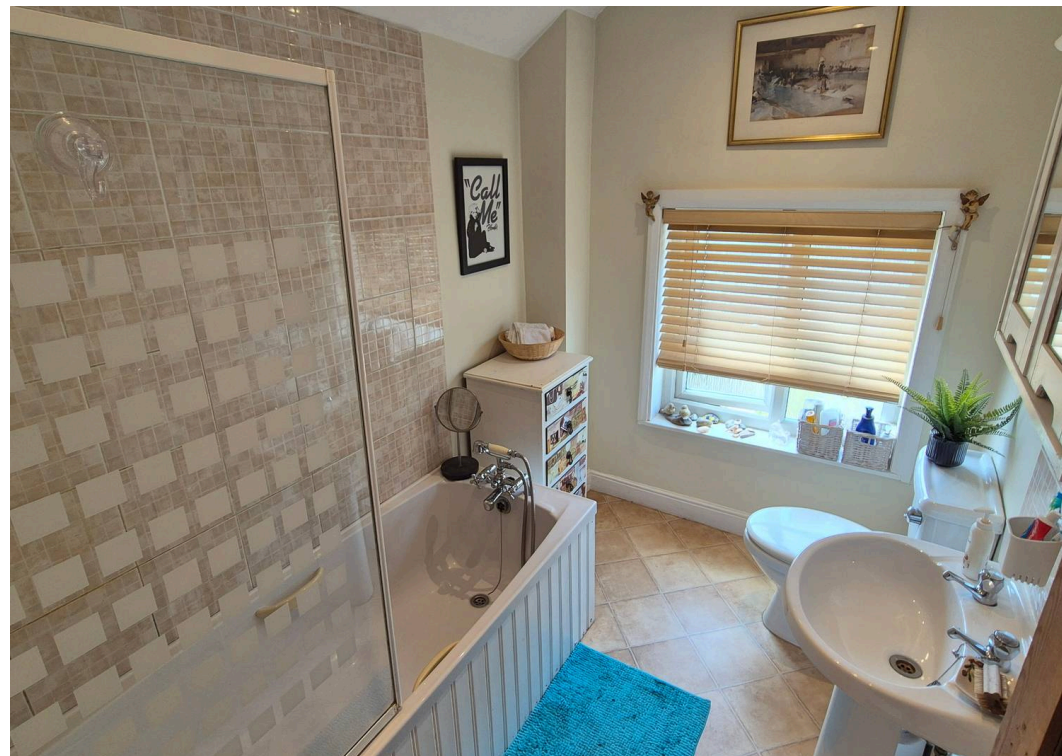
Rear Garden

Enjoying a sunny aspect, the landscaped rear garden benefits from side gate access, a well maintained lawn edged with stone shingling and having a paved walkway bisecting the two accessing the rear portion of the garden, a rear seating area, a brick store and built in brick barbecue area and surrounded by timber feather board fence panelling.

Front Garden

Having a dwarf brick wall with wrought iron gate, stone shingling area and paved walkway to the front door.



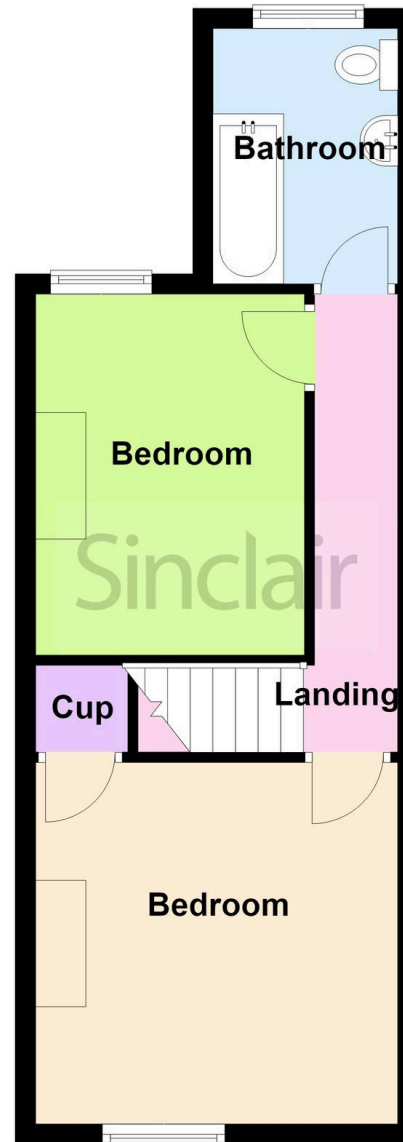




Ground Floor



First Floor





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