



High Street
Ibstock

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- Located in the heart of Ibstock
- Recently converted and refurbished throughout
- Open plan living-kitchen with herringbone flooring
- Two generous sized bedrooms
- Two ensuite shower rooms
- Enclosed courtyard garden
- Utility and downstairs W/C
- Off road parking for two vehicles
- EPC Rating D / Council Tax C / Freehold

General Description

Nestled away neatly in the heart of Ibstock, is this beautiful two bedroom barn conversion boasting a light and airy open plan living accommodation with two bedrooms, two bathrooms and off road parking for two vehicles.

Sympathetically rebuilt and converted in 2024, the property affords stunning bespoke living accommodation with original character features, appointed to the highest level to include piped underfloor heating and air source heating.

The internal layout briefly comprises: Entrance porch/ utility, WC, superb open plan zoned living space to include fully fitted kitchen, dining area and living room with herringbone effect flooring throughout the ground floor and double doors leading out onto the outside low maintenance seating terrace. Upstairs expect to find two double bedrooms, both with en suite shower rooms, exposed timbers and brickwork.

This superb barn is neatly positioned within the village centre, a stones throw from all of its amenities to include restaurants, pubs, shops, doctors surgery and local schooling.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.



Tenure

Freehold.

Services

We are advised that mains electricity, water, and drainage are connected. The property is serviced by air source heating.

Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ (Tel: 01530 454545). Council Tax Band C.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





TOTAL FLOOR AREA : 1030 sq.ft. (95.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Alexanders

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Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.
General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.