

Alexanders



Station Road

Ilstock







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# Station Road

## Ibstock

- A beautifully presented detached period family home
- Sought after location within the village
- Three formal reception rooms
- Contemporary open plan kitchen/living/dining room
- Four large double bedrooms and four-piece family bathroom
- Main bedroom with walk in wardrobe and ensuite
- Superbly landscaped rear gardens with multiple entertaining spaces
- Expansive in/out driveway providing ample off-road parking
- EPC Rating C / Council Tax Band D / Freehold

### General Description

Alexanders of Ashby-de-la-Zouch are privileged with instruction to market this beautifully modernised, and tastefully presented detached period family home positioned on the outskirts of the village of Ibstock on the sought-after Station Road.

The imposing property has been carefully updated and extended by the current owners, and blends beautiful, high-quality finishes throughout a bright and tastefully modern internal layout. The plot is accessed via a private in and out driveway with an expansive parking area with detached single garage to the side.

To the rear, the beautifully stocked, sunny rear gardens laid mainly to lawn with mature borders to the surround and a generous covered patio area with fitted outside kitchen, power and lighting.

### Location

Ibstock offers a vast array of amenities to include a selection of public houses and eateries, a grocery store, surgery, chemist and dental practice, as well as primary and secondary schooling. The village has a lovely community spirit and is conveniently located just 6 miles south of Ashby. There is easy access to the A511 close by providing a link to the M1.









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## Accommodation

The living accommodation is laid across two floors and presented in 'turn key' condition. The floor area extends to circa 2,700 square feet, with a large entrance hall, three reception rooms and show stopping open plan kitchen, living and dining room with centre island, range of bespoke fitted units and integrated appliances and bifold doors out onto the seating terrace. There is also a large utility/ boot room and WC off the kitchen.

Upstairs expect to find the family bathroom with inset tv, four large double bedrooms, main bedroom featuring a stylish ensuite and walk in wardrobe.

## 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 gas, electricity, water, and drainage are connected.

## Local Authority

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

## 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 area: approx. 254.9 sq. metres (2743.5 sq. feet)



Viewing by appointment only

**Alexanders**

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Email: ashby@alexanders-estates.com

### 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.



