

Alexanders



Thorndale

Ilstock

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# Thorndale

## Ilstock

- Extended and updated family property
- Walking distance to the village centre
- Generous sitting room
- Open plan dining kitchen
- Four good sized bedrooms
- Landscaped garden with two seating areas
- Private driveway for three cars
- EPC Rating C / Council Tax Band D / Freehold

### General Description

Alexanders offer to the market this substantial detached family home positioned in a sought after location in walking distance of the village centre and all of its amenities to include restaurants, pubs, shops, doctors surgery and local schooling.

### Accommodation Summary

The property has been exceptionally well maintained, extended and updated to a superb standard throughout by the current owners, and boasts uPVC double glazing and gas central heating throughout.

The internal accommodation is laid across two floors to comprise in brief: Large entrance hall, generous sitting room, open-plan dining kitchen with doors out onto the rear garden. There is also a second reception room used currently as a family room, but could be another bedroom or home office as there is access to the WC. To the first floor are four good sized bedrooms and refitted bathroom, with bedrooms one and two having access to the jack and jill en suite shower room.

Externally the property affords a private driveway providing generous off-road parking for three cars side by side, rare for a property of this size. To the rear are beautifully landscaped gardens with paved seating area directly to the rear of the property, steps up to a lawned area with raised sleeper beds and a second decked seating area.



## 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

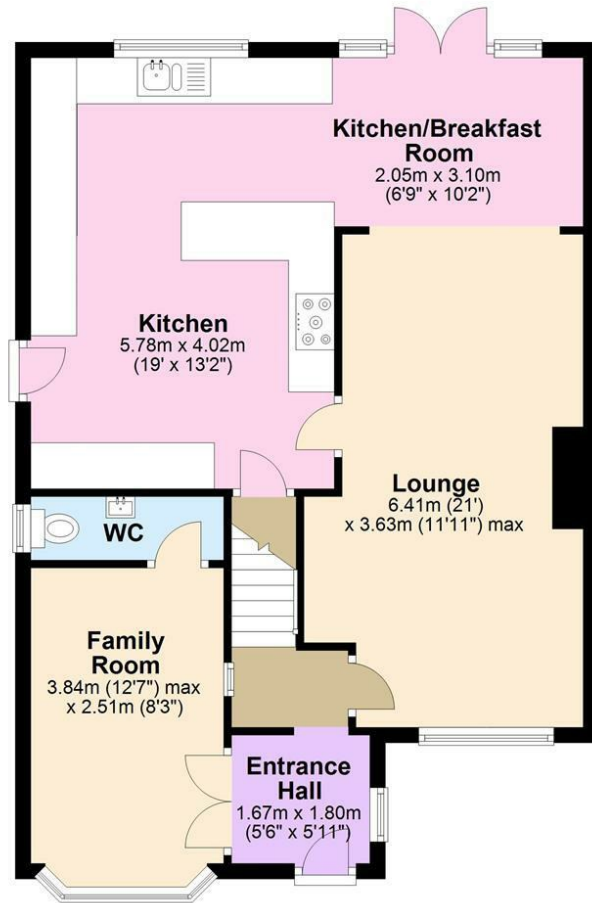
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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





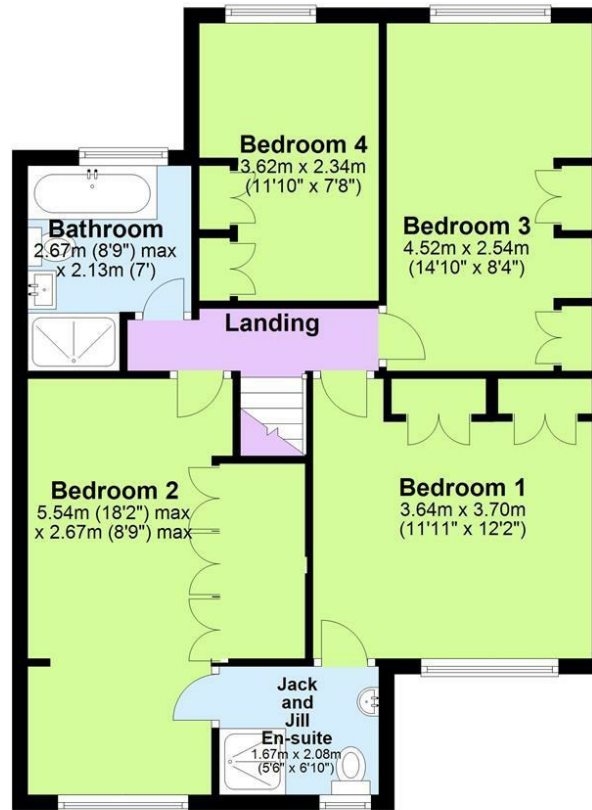
## Ground Floor

Approx. 69.4 sq. metres (746.9 sq. feet)



## First Floor

Approx. 64.8 sq. metres (698.0 sq. feet)



Total area: approx. 134.2 sq. metres (1444.8 sq. feet)



Viewing by appointment only

**Alexanders**

22 Market Street  
Ashby-de-la-Zouch  
LE65 1AL

Telephone Sales: 01530 413126  
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.