

Alexanders



Leicester Road

Ibstock

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## Ibstock

- Large detached family home
- Open plan kitchen
- Playroom/ Home office space
- Four double bedrooms
- South facing gardens
- EV car charging point
- Double garage
- EPC Rating C / Council Tax Band E / Freehold

### General Description

Alexanders of Ashby offer to the market this contemporary, modern and stylish family home posited on a large plot with mature, south facing gardens on the sought after Leicester Road on the outskirts of Ibstock.

Upgraded and extended to an exceptional standard over recent years to include new windows with blinds fitted to all, brand new central heating system with new high quality radiators throughout, a stylish gas log effect burner in the main sitting room, new carpets throughout, recently appointed bathrooms and show stopping kitchen. There is also a new EV car charging point, double garage with sets of electric up and over doors, fitted alarm system and CCTV to surround.

### Location

The Leicestershire village of Ibstock is growing ever popular with its' wide array of local amenities to include a grocery store, chemist, dental practice, and a selection of pubs and eateries. There is also primary and secondary schooling. The village conveniently lies approximately 6.6 miles from Market Bosworth, 6.2 miles from Ashby-de-la-Zouch and 14.8 miles from the city centre of Leicester.



## Accommodation Summary

In brief, over two floors and extending to circa 1689 sq ft, this property now represents a rare and exciting opportunity to acquire a "turn key" family home with accommodation to comprise; Porch, entrance hall, sitting room with bay window and double doors through to dining area, which then seamlessly flows into the impressive open plan kitchen living area. The kitchen features Smeg cooker, integrated dishwasher, space for American fridge freezer and wine cooler, with Quartz worktops and shaker style units through the kitchen and into the utility. There is also a further reception room that can either be used as a home office or playroom, and WC and double garage all to the ground floor. Upstairs, expect to find a modern three piece bathroom, four double bedrooms, two of which feature a range of fitted wardrobes and the main bedroom currently undergoing a complete refit so the new owner will benefit from a new three piece en suite shower room.

Externally, the south facing rear gardens are laid mostly to lawn with established hedgerow to all boundaries, several seating terraces and included within the sale are two wooden cabins ideal for entertaining. To the front the drive is expansive, laid to tarmac with feature brick work, there is ample parking and access to the integrated double garage.

## 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 E.

## Measurements

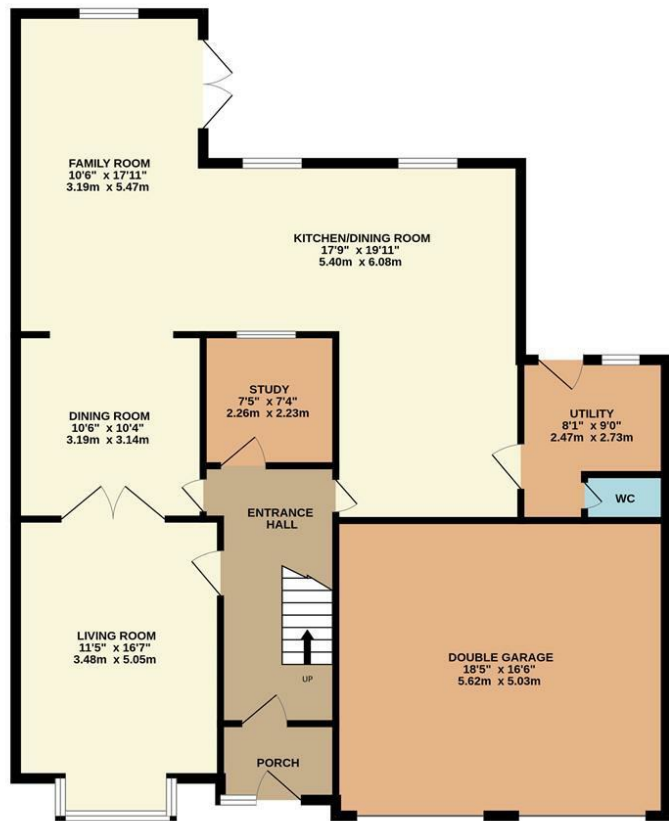
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Money Laundering

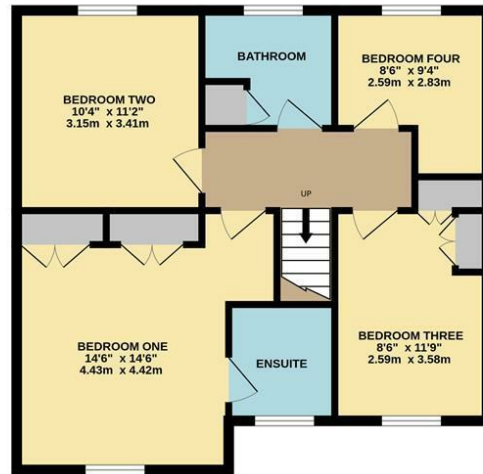
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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







**GROUND FLOOR**  
1305 sq.ft. (121.3 sq.m.) approx.



**1ST FLOOR**  
634 sq.ft. (58.9 sq.m.) approx.

TOTAL FLOOR AREA : 1939 sq.ft. (180.2 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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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.