



Howards Close

Ibstock

Alexanders



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- Detached family home
- Sold with remainder of NHBC warranty
- Spacious kitchen/diner
- Three double bedrooms
- Family bathroom and en suite shower room
- Single garage with driveway for two cars
- Large private west facing garden
- Close to village amenities
- EPC Rating B / Council Tax Band D / Freehold

General description

Alexanders of Ashby offer to the market a delightfully modern three double bedded detached family home with impressive west facing gardens, a detached single garage, and a driveway providing off-road parking for two vehicles and mature front gardens.

Location

The property is situated in the Bakers Croft development in the village location of Ibstock with 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. Sence Valley Forest Park is also close by which is lovely for walking. There is easy access to the A511 close by providing a link to the M1.



Accommodation Summary

The property was built by Davidsons Homes in 2016 to the attractive Georgian design and is being sold with the remainder of its NHBC warranty. The living space is centred around a welcoming entrance hall with stairs rising to three double bedrooms, with the main bedroom offering an en suite shower room and the family bathroom. Downstairs expect to find beautifully presented living accommodation with front to back sitting room and doors onto the garden, WC and a large kitchen/ diner with doors through to utility room which leads into the garden.

Outside, the rear gardens are larger than average and enjoy a good degree of privacy. The garden is laid to lawn with a paved seating area and garden path to the side.

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.

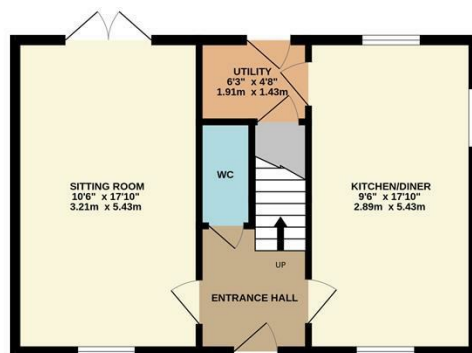
Measurements

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.

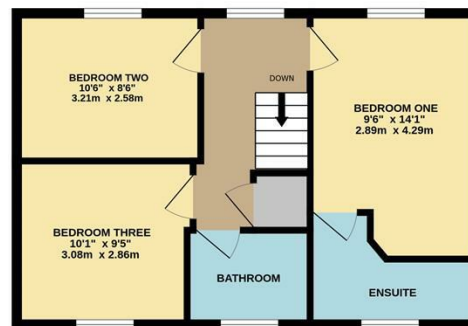
Money Laundering

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
668 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.

TOTAL FLOOR AREA : 1137 sq.ft. (105.6 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.