



Alexanders

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Howards Close Ibstock

- Detached family home
- Quiet cul de sac location
- Beautiful open plan kitchen
- Utility room
- Three double bedrooms
- Decked sitting area with inset lights
- Front and rear landscaped gardens
- Single garage and driveway
- EPC Rating B/ Council Tax Band D/ Freehold

Nestled in the charming area of Ibstock, this delightful detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,096 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering through the hall, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, ensuring a seamless flow between the living areas and the private spaces.

For those with vehicles, the property offers parking for two vehicles, a valuable asset in today's busy world. The surrounding area of Ibstock is known for its community spirit and local amenities, making it a desirable location for families and professionals alike.

This charming home in Howards Close presents an excellent opportunity for anyone looking to settle in a peaceful yet accessible neighbourhood. With its ample space, modern conveniences, and inviting atmosphere, this property is sure to impress. Don't miss the chance to make this lovely house your new home.





Accommodation Summary

The property was built to the attractive "The Alford" and was designed with a traditional feeling with a front bay window and decorative keystone positioned neatly at the end of a quiet cul de sac, set back behind a double width driveway and front garden laid mostly to lawn with established hedgerow to the front. To the rear, the gardens have been recently landscaped with a large raised decked area with inset LED outside lighting with the rest of the garden laid to lawn and further paved seating terrace directly to the rear of the property.

Internally the interiors are clean and contemporary supported by well-proportioned rooms and a beautiful open-plan kitchen. The owners have taken great care to ensure the property has been kept in exceptional order throughout with immaculate living space, laid across two floors expect to find the sitting room, kitchen/ diner, utility room and WC. Upstairs are three double bedrooms, the family bathroom, with the main bedroom boasting an en suite shower room, built in wardrobes and stylish wall panelling.

Location

The property is situated in the Bakers Croft development in the village location of Ibstock with a vast array of amenities which 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 a popular walking area. There is easy access to the A511 close by providing a link to the M1.

Method of Sale:

The property is offered for sale by Private Treaty.

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.

Tenure

Freehold.

Local Authority

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

Viewings

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

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.





Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Plans and Boundaries:

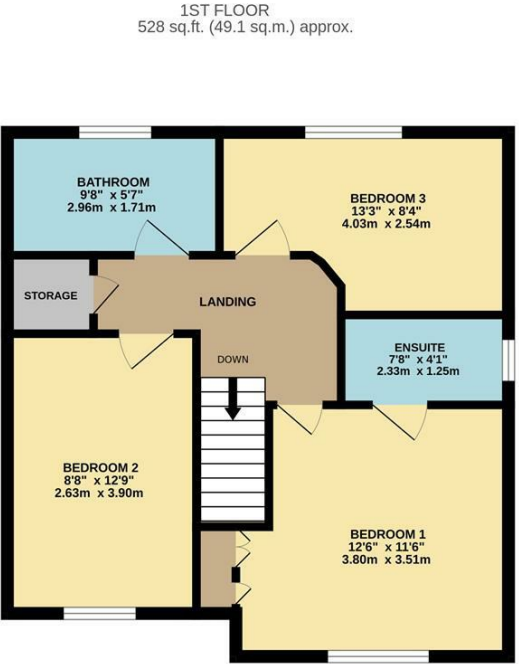
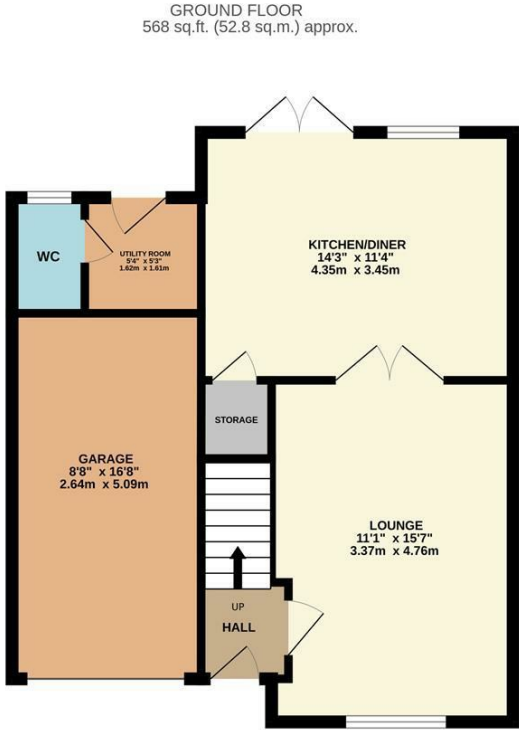
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

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.

General Note:

These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA: 1096 sq.ft. (101.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		





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