





# Usbourne Way Ibstock

- Spacious five bedroom detached family home
- Three-storeys for flexible living accommodation
- Elegant living room with French doors to the garden
- Kitchen/diner with skylights and modern fittings
- Four first floor bedrooms, one with en suite
- Second floor main bedroom suite
- Landscaped rear garden with multiple seating areas
- Driveway parking for three cars plus garage
- EPC Rating B / Council Tax Band E / Freehold

Welcome to this beautifully presented and substantial five-bedroom family home, offering over 2,000 square feet of elegant living space set across three floors.

Designed with family living in mind, the property combines open-plan sociability with private, relaxing spaces, ideal for entertaining, working from home, or unwinding in style. With off-road parking for three vehicles, an integral garage, and a stunning landscaped rear garden, this home delivers modern comfort and exceptional versatility in a highly desirable setting.





## Accommodation

Step inside to a bright and welcoming hallway with contemporary finishes and practical under-stairs storage. A dedicated area at the front provides the perfect potential space for a home office, flowing through to a spacious living room with French doors opening to the garden, perfect for family gatherings and cosy evenings.

A separate dining room adds flexibility for entertaining, while the show-stopping open-plan kitchen/diner forms the true heart of the home. Featuring modern cabinetry, integrated appliances, and Velux skylights, this space is flooded with natural light and opens directly onto the garden. A well-equipped utility room and a guest cloakroom complete the ground floor.

The first floor offers four generous bedrooms, each beautifully presented and ideal for family use. The guest bedroom benefits from fitted wardrobes and a private en-suite shower room, while a stylish four-piece family bathroom serves the remaining rooms.

The entire top floor is dedicated to a luxurious main suite, creating a true retreat. The large bedroom is complemented by a dressing room with fitted wardrobes and a spa-inspired en-suite bathroom featuring a bath, twin basins, and double shower. A peaceful, light-filled space perfect for relaxation.



## Gardens and land

The rear garden has been beautifully landscaped to create an inviting outdoor haven. With a slate-paved patio, decked seating area, shaped lawn, and established planting, it's the perfect setting for alfresco dining and family time. Outdoor lighting, power, and a water tap add convenience to this stunning space.

To the front, the property features a neat lawned garden, block-paved driveway with parking for three cars, and access to the garage with light and power.

## Location

Perfectly located for families and commuters alike, this exceptional home is just a stone's throw from Sence Valley Forest Park, excellent local schools, and major transport links.

## 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

The property is being sold freehold with vacant possession upon completion.

## Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band E.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.







Services

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Technical Information

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

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.

Plans and Boundaries

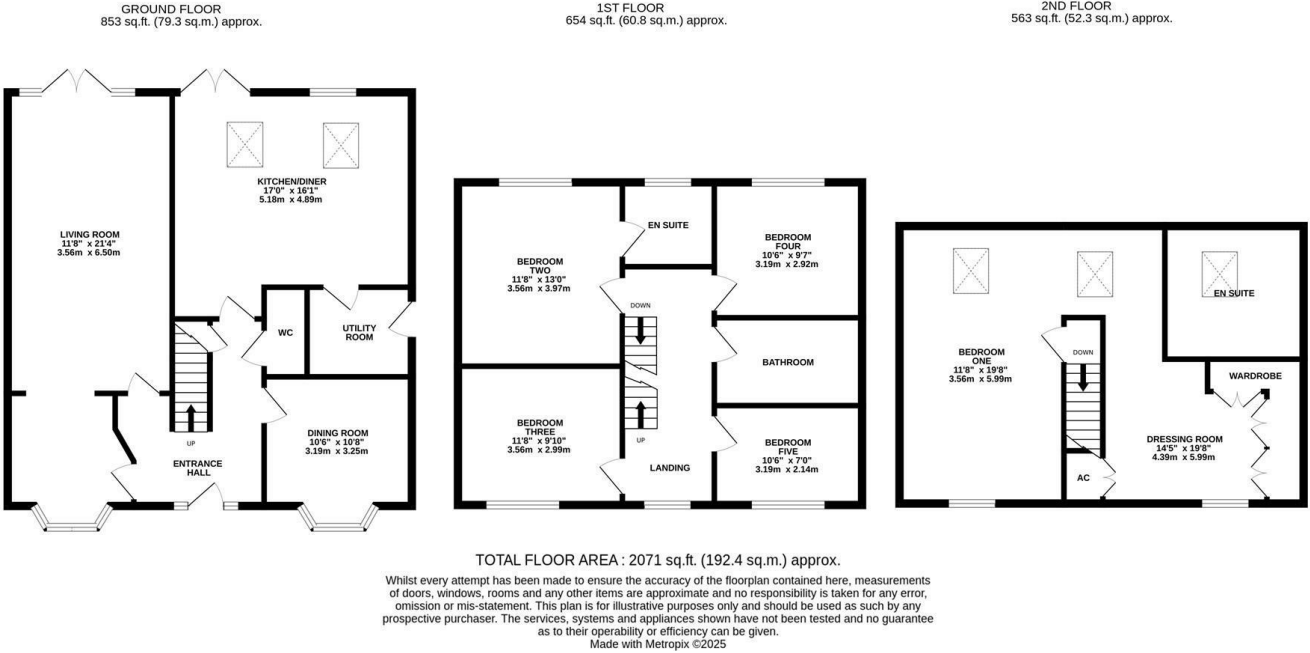
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their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







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