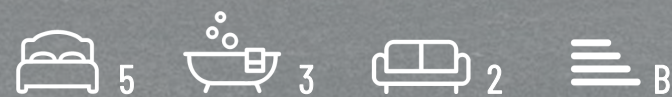


# William.



17 Redshaw Lane  
Ilstock, Leicestershire, LE67 6QR

Guide price £460,000



## 17 Redshaw Lane

Ibstock, Leicestershire, LE67 6QR

William. is proud to offer the opportunity to purchase this spacious five double bedroom, three bathroom executive detached family home. The property has the benefit of the balance of the builders warranty. Perfect for the family buyer and being within close proximity to the many amenities of the village - It is a property which must be viewed to fully appreciate the accommodation on offer.

Set on Redshaw Lane, the property sits on a favourable plot within this highly popular development and benefits from open views to the front elevation. Internally, the versatile accommodation in brief comprises: Entrance hall, guest WC, large formal living room, open plan dining / living kitchen and utility room.

To the first floor are three bedrooms including: Principal bedroom with dressing area and -ensuite, two further double bedrooms and the family bathroom. Stairs rise to the second floor, with space for a study area and access to two further spacious double bedrooms (one with private en-suite bathroom).

Externally the property benefits from a well maintained front garden, whilst to the rear the fully enclosed low maintenance rear garden boasts a large patio and well sized lawn - It is the ideal space for outdoor entertaining! To the front, the expansive block paved driveway provides parking for multiple vehicles and gives direct access into the large detached double garage.

The village of Ibstock is situated in north-west Leicestershire, on the edge of the renowned Charnwood and New National Forests, and is well known for its popularity in terms of convenience for ease of access to the centres of Leicester, Loughborough, Coalville, Hinckley and Ashby-de-la-Zouch, as well as the M1, M69, M42 road networks and East Midlands International Airport and East Midlands Gateway at Castle Donington.

This really is a property which must be viewed! Please Note: Viewings are strictly by appointment only and are to be booked directly via William. Property

ACCOMMODATION COMPRISES:

### GROUND FLOOR

**Entrance Hall**  
14'7" x 6'4" (4.45 x 1.95)

**Living Room**  
23'9" x 10'7" (7.25 x 3.25)

**Living / Dining Kitchen**  
23'9" x 10'7" (7.25 x 3.25)





**Utility Room**  
6'2" x 6'2" (1.9 x 1.9)

**Downstairs WC**  
6'4" x 3'3" (1.95 x 1.0)

## FIRST FLOOR

**First Floor Landing**  
16'4" x 10'2" (5.0 x 3.1)

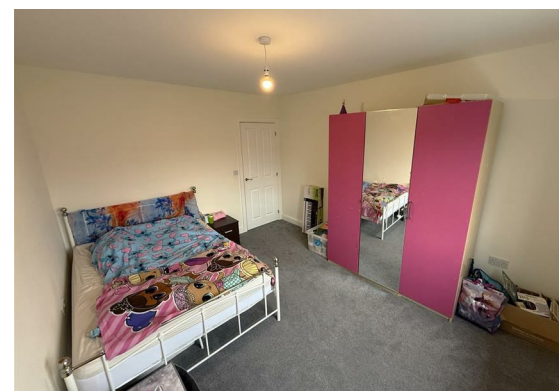
**Principal Bedroom**  
16'4" x 10'7" (5.0 x 3.25)

**En-suite**  
7'6" x 5'10" (2.3 x 1.8)

**Bedroom 4**  
12'11" x 10'7" (3.95 x 3.25)

**Bedroom 5**  
9'10" x 8'8" (3.0 x 2.65)

**Family Bathroom**  
8'8" x 5'10" (2.65 x 1.8)



## SECOND FLOOR

**Second Floor Landing**  
7'0" x 6'6" (2.15 x 2.0)

**Bedroom 2**  
18'4" x 10'7" (5.6 x 3.25)

**En-Suite**  
8'4" x 3'3" (2.55 x 1.0)

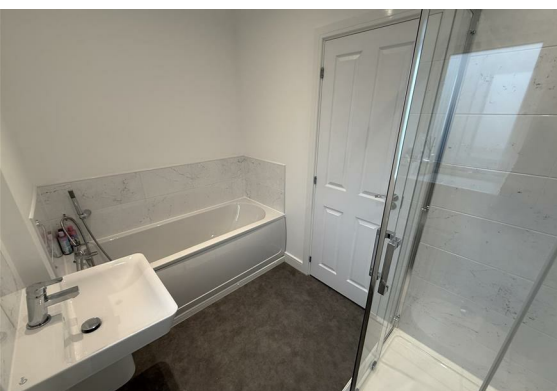
**Bedroom 3**  
18'4" x 10'7" (5.6 x 3.25)

## OUTSIDE

**Front & Rear Gardens**

**Driveway & Double Garage**

**Disclaimer**



Floor Plan



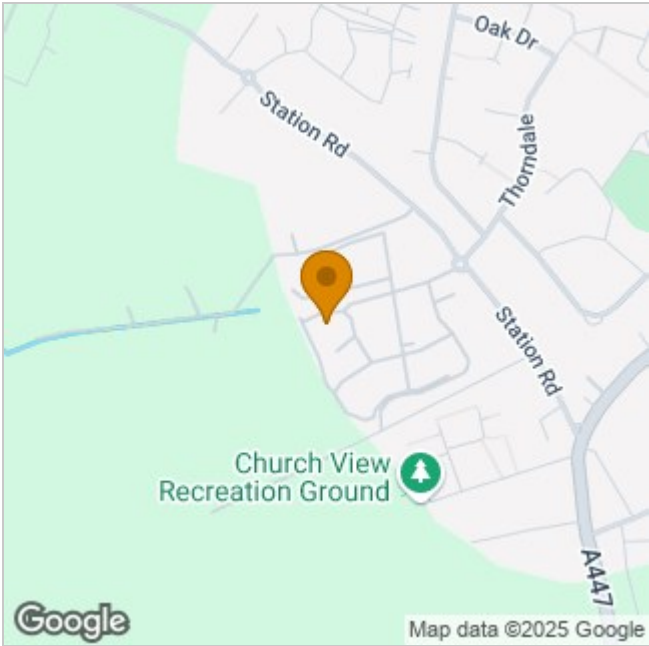
Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Rupert Law Close, Quorn, Loughborough, LE12 8PE  
Tel: 01509 426 106 Email: [hello@william-property.com](mailto:hello@william-property.com) <https://www.william-property.com>

Area Map



Energy Efficiency Graph

