



Smiths  
your property experts

# Plot 3

Chapel Street, Ibstock

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- Delightful, brand new coach house
- Open-plan kitchen, living, and dining area
- Two double bedrooms and two bathrooms
- Private off-road parking to the rear of the property
- Lovely, glazed balcony a South West facing aspect
- Situated in a small and exclusive development of five properties
- Excellent specification including solar PV panels
- 10-Year structural warranty

## General Description

Smiths Property Experts are favoured with instructions to market this exclusive development of five mews-style properties, built by a highly regarded and experienced local developer. This small development is positioned in a convenient and central location in the fully serviced Leicestershire village of Ibstock. The properties are brand new, and all boast 10-year structural warranties and excellent specifications, including solar PV panels that aim to make the new purchaser's running costs extremely low.

The development consists of just five beautifully crafted, brand-new, high-specification homes. The properties boast off-road parking and individual private outside spaces.





### Plot 3

A delightful brand new coach house with accommodation laid over two floors in a duplex style. The property is accessed via a block-paved frontage with the front door on the ground floor and stairs rising to the first-floor landing. There is also a useful outside store below the stairs. Extending to circa 800 square feet, including a lovely glazed balcony with a South West facing rear aspect, the property affords flexible living accommodation comprising a kitchen, living, and dining room, a contemporary shower room and a second bedroom that could also be used as a snug all to the first floor. On the second floor is a large principal bedroom suite with en-suite facilities. The property also offers private off-road parking to the rear.





## The Location

Ibstock is a small, town settlement situated in North West Leicestershire. There is a full host of amenities in the town, including schooling, a doctors' surgery, eateries, public houses, and shops. Nestled between the well-regarded Market Bosworth, which is located 4 miles to the south, and Ashby de la Zouch, which is 5 miles to the north, the town is ideally located for local amenities and commuters. It is also conveniently close to the cities of Leicester, Derby, Nottingham, and Birmingham. Additionally, the town is on the edge of beautiful open countryside and offers access to beautiful walks in the surrounding area.

## Property Information

Awaiting EPC.

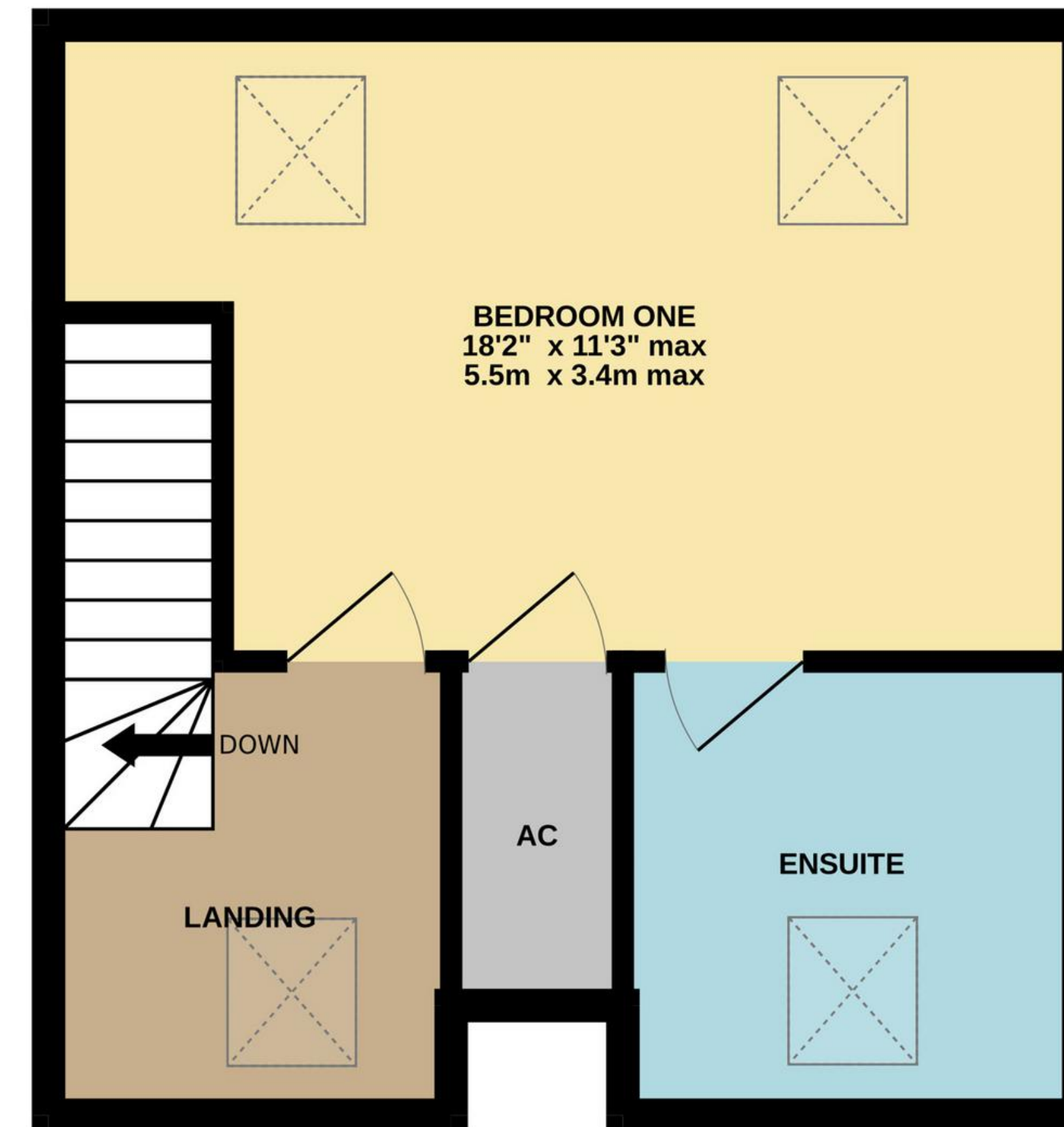
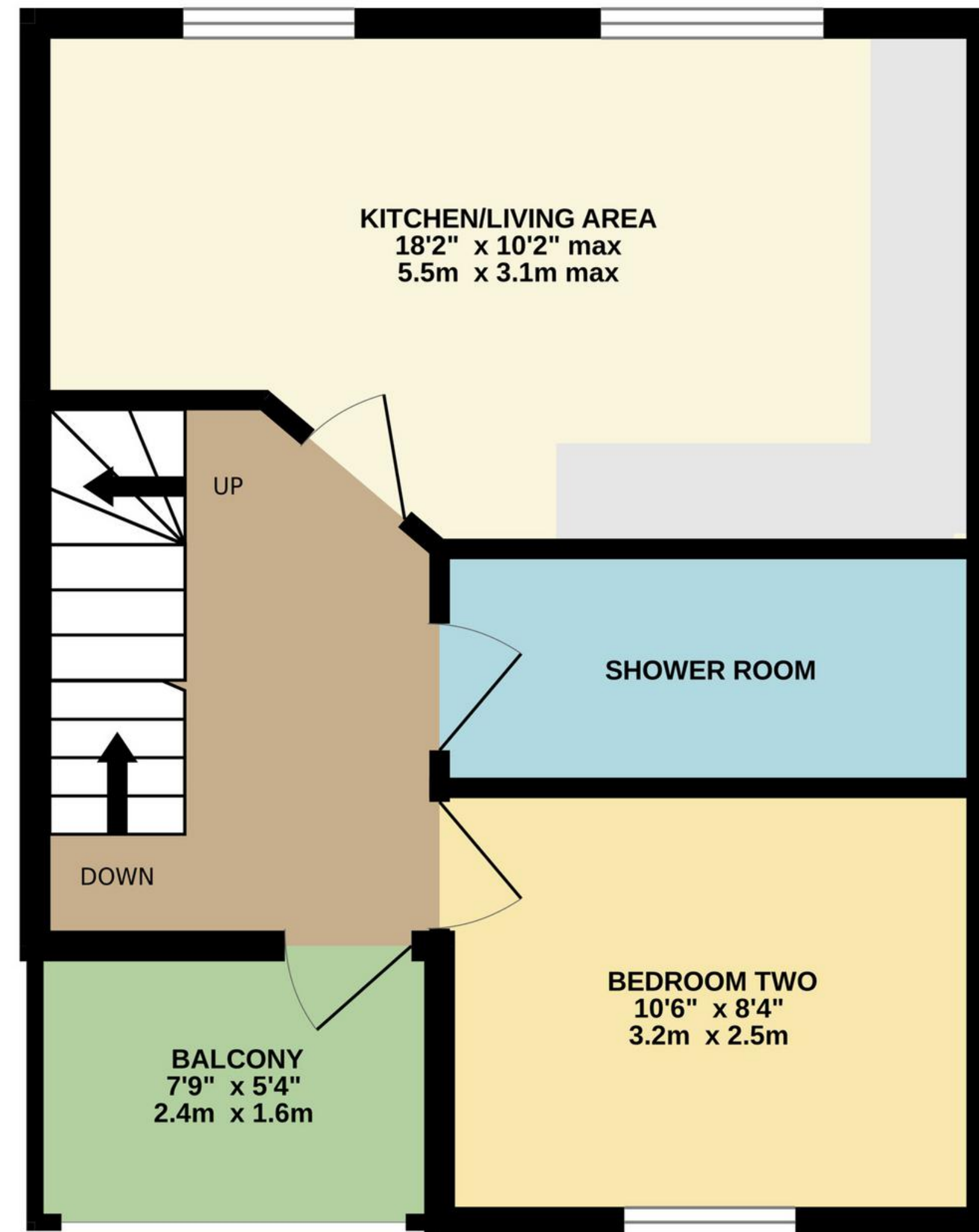
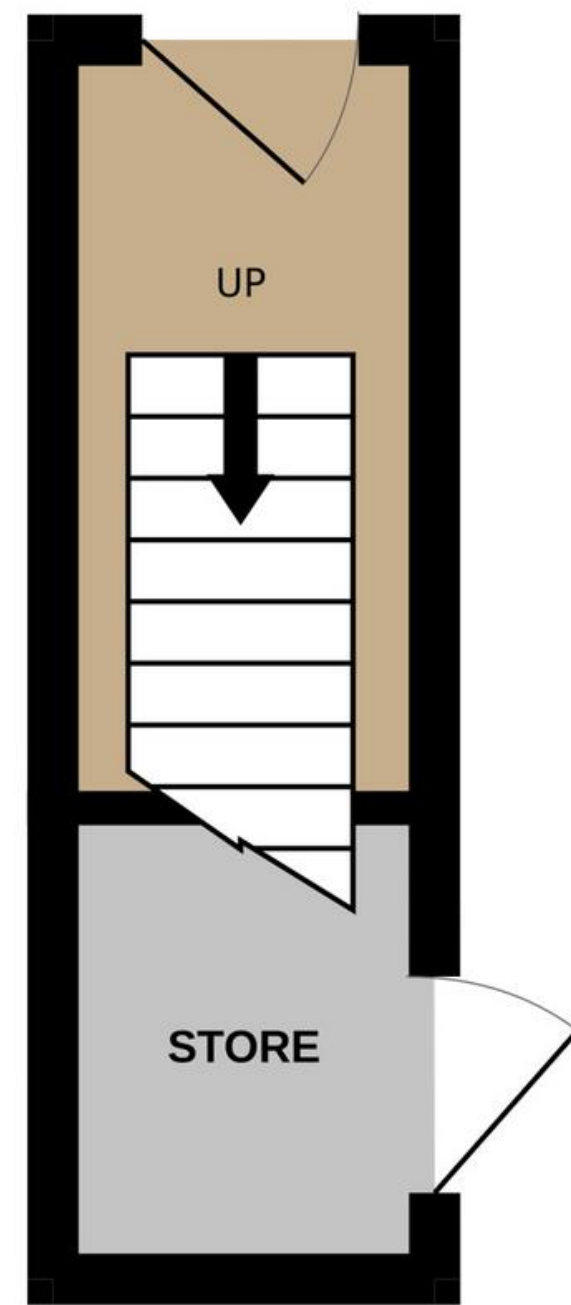
Tenure: Freehold.

Local Authority: North West Leicestershire Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 782 sq.ft. (72.7 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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01509 278842

[sales@smithspropertyexperts.com](mailto:sales@smithspropertyexperts.com)

[smithspropertyexperts.com](http://smithspropertyexperts.com)

