



2 Paget Road  
Ibstock, LE67 6AF

£290,000

3 2 1 D



## Brief Description

Ideally located on the outskirts of Ibstock, this delightful THREE BEDROOM DETACHED house boasts a prime corner plot position with access to nearby countryside walks, ideal for dog lovers. This property is a perfect blend of comfort and potential.

As you step inside, you are greeted by an inviting entrance hall with tiled flooring and a convenient ground floor WC. The SPACIOUS DUAL ASPECT living room to the left is a bright and airy space, featuring views of the front and rear gardens with sliding PATIO DOORS TO THE REAR. The wood flooring, feature fireplace, and ceiling coving, fills this room with warmth and character.

To the right of the entrance hall, lies the MODERN KITCHEN DINER, complete with cream shaker style units, integrated appliances, and a FREESTANDING CENTRAL ISLAND. The utility room provides space for laundry appliances and additional storage under the stairs.

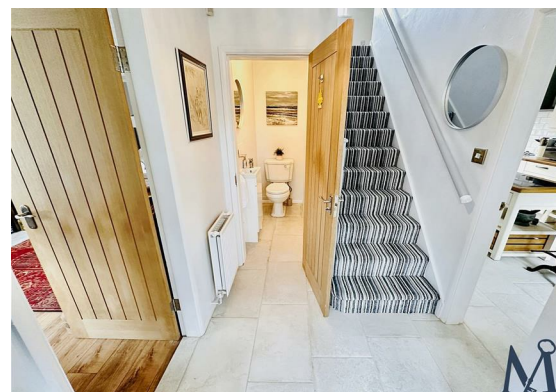
This delightful property boasts three bedrooms, each offering comfort and style. The master bedroom features its own TRADITIONAL EN-SUITE, complete with a three-piece white suite. The family bathroom also showcases a contemporary 3-piece white suite with traditional fittings, adding a touch of elegance.

One of the standout features of this property is the BEAUTIFUL WEST FACING REAR GARDEN. Imagine sunny afternoons in this tranquil space, surrounded by shaped lawns, paved and gravel patios, and wood bark planted borders. The garden is a SUNLIT HAVEN, perfect for outdoor gatherings or relaxation.

The front garden presents the opportunity for further parking if desired, while the tarmac driveway already provides OFF-ROAD PARKING along with an ELECTRIC VEHICLE CHARGING POINT. A SINGLE GARAGE with an electric roller shutter door offers convenience and security.

Don't miss out on the chance to make this lovely property your new home. With its WELL-MAINTAINED INTERIOR, picturesque garden, and convenient features, this house on Paget Road is ready to welcome you with open arms.





## ON THE GROUND FLOOR

Entrance Hall

Groundfloor W.C.

Living Room  
10'1" x 17'2" (3.07m x 5.23m)

Kitchen Diner  
10'1" x 17'4" (3.07m x 5.28m)

Utility Room  
5'10" x 4'9" (1.78m x 1.45m)

## ON THE FIRST FLOOR

Master Bedroom  
10'4" x 10'8" (3.15m x 3.25m)

En-suite  
5'10" x 6'6" (1.78m x 1.98m)

Bedroom 2  
10'2" x 9'3" (3.10m x 2.82m)

Bedroom 3  
10'5" x 6'2" (3.18m x 1.88m)

Family Bathroom  
7'3" x 7'5" (2.21m x 2.26m)

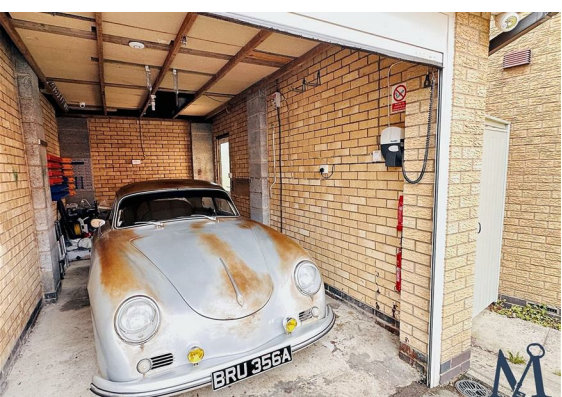
## ON THE OUTSIDE

Rear Garden

Front Garden

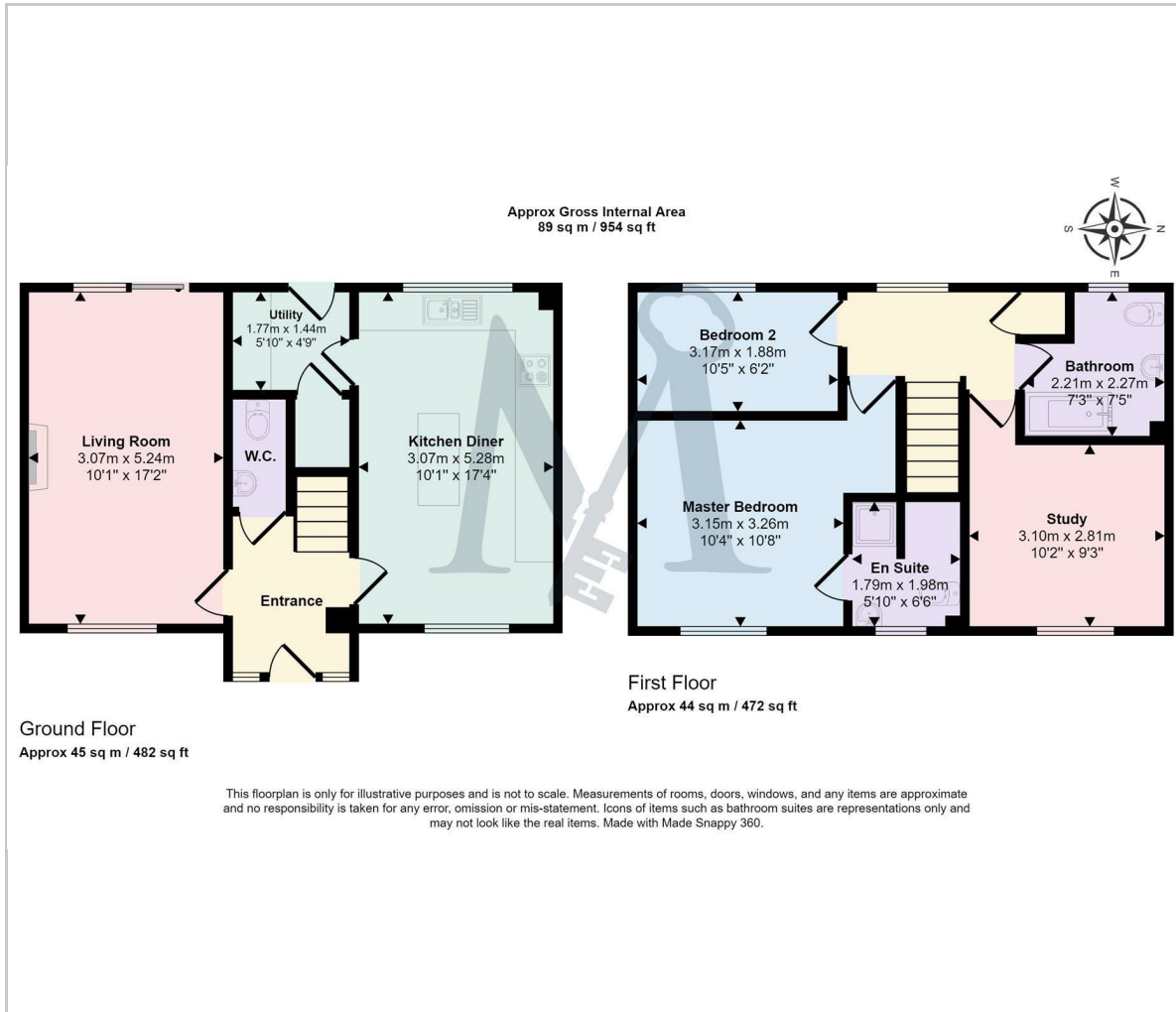
Driveway

Single Detached Garage  
8'9" x 17'5" (2.67m x 5.31m)





## Floor Plan



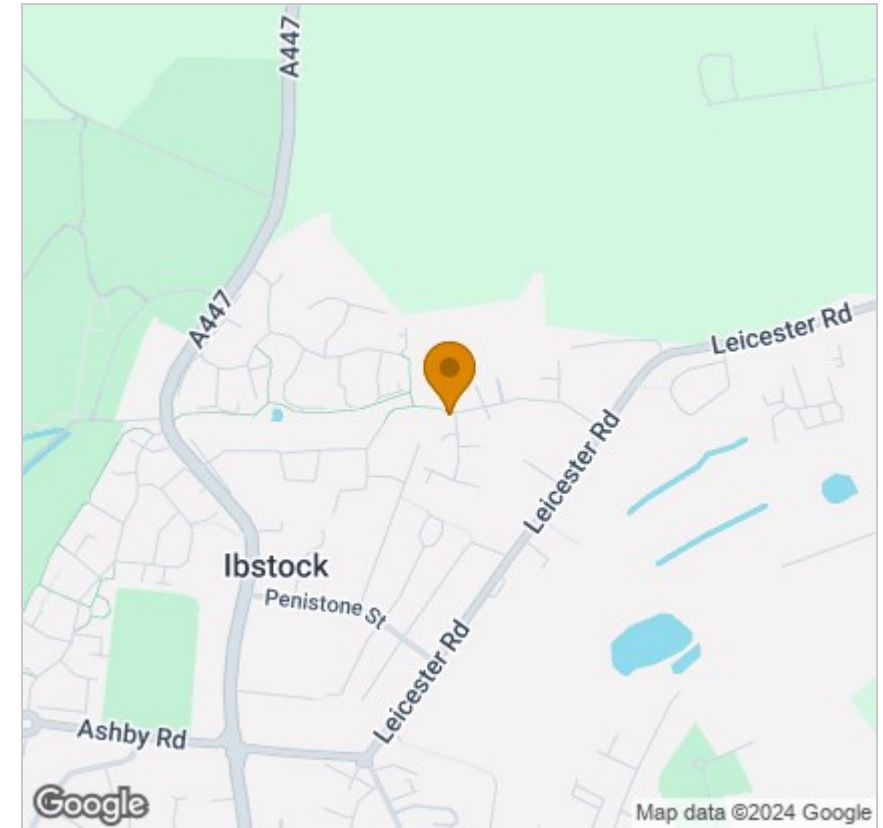
## Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

