



15 Lewis Close, Ibstock, LE67 6QH

£450,000



4



3



3



B









# Brief Description

This STUNNING four-bedroom house offers a perfect blend of MODERN living and family-friendly features. The property is nestled in a tranquil CUL-DE-SAC within Ibstock and conveniently located close to schools & local amenities, making it an ideal choice for those seeking both comfort and convenience.

Upon entering, you are greeted by a welcoming entrance hall that leads to a ground floor WC, adjacent is a good size STUDY, complete with a built-in desk. To the right, the SPACIOUS LIVING ROOM boasts a large front window, filling the space with natural light, and features twin doors that open into a versatile dining space or playroom. This area seamlessly connects to the MODERN

KITCHEN DINER & UTILITY, which is designed with dark grey gloss units, integrated appliances, and ample space for a dining table. French doors from the kitchen allow for easy access to the BEAUTIFULLY landscaped garden.

The first floor houses four GENEROUS double bedrooms, all fitted with Venetian and roller blackout blinds for added comfort. Bedrooms one and two each benefit from STYLISH EN-SUITE SHOWER ROOMS, while a well-appointed family bathroom serves the remaining bedrooms.

The rear garden is a TRUE HIGHLIGHT, featuring a large paved patio, a raised decked seating area with a pergola, and a dedicated CHILDREN’S PLAY AREA with rubber bark. The garden is bordered by trees and fencing, providing a private oasis for family gatherings and outdoor activities.

Additionally, the double GARAGE has been partially converted to include a BEAUTY SALON WITH AIR-CONDITIONING and a separate HOME GYM, offering flexibility for personal use or business use. A double-width block-paved driveway provides PARKING for several cars, while the front garden boasts kerb appeal with its artificial turf and attractive landscaping.

This property is a RARE FIND, combining spacious living areas, modern amenities, and a delightful outdoor space, making it an excellent choice for families looking to settle in Ibstock

£450,000



## ON THE GROUND FLOOR

Entrance Hall	
Ground Floor WC	4'0" x 5'6" (1.22m x 1.68m)
Study	9'11" x 6'11" (3.02m x 2.11m)
Living Room	13'4" x 17'3" (4.06m x 5.26m)
Dining / Play Room	13'8" x 10'2" (4.17m x 3.10m)
Kitchen Diner	16'8" x 10'0" (5.08m x 3.05m)
Utility Room	5'5" x 5'7" (1.65m x 1.70m)

## ON THE FIRST FLOOR

Landing	
Master Bedroom	13'3" x 10'6" (4.04m x 3.20m)
En Suite	7'10" x 4'8" (2.39m x 1.42m)





Bedroom 2	9'9" x 13'2" (2.97m x 4.01m)
En Suite	6'0" x 7'2" (1.83m x 2.18m)
Bedroom 3	10'11" x 9'9" (3.33m x 2.97m)
Bedroom 4	12'3" x 10'2" (3.73m x 3.10m)
Family Bathroom	6'10" x 6'1" (2.08m x 1.85m)

#### ON THE OUTSIDE

Front Garden	
Rear Garden	
Double Width Drive	
Garage	9'0" x 18'5" (2.74m x 5.61m)
Studio	9'3" x 11'9" (2.82m x 3.58m)
Home Gym	9'0" x 6'5" (2.74m x 1.96m)

## Key Features

- Substantial Detached Four Bedroom Home
- En Suite To Master & Second Bedroom
- Separate Dining Room / Play Room
- Double Drive For 6 Cars & Garage
- Converted Home Gym & Beauty Salon (Registered Business Use)
- Private, Non-Overlooked Rear Garden
- Stunning Open Plan Kitchen Diner
- Super Spacious Living Room
- Ground Floor Study, WC & Utility
- Quiet Cul De Sac Location In Ibstock











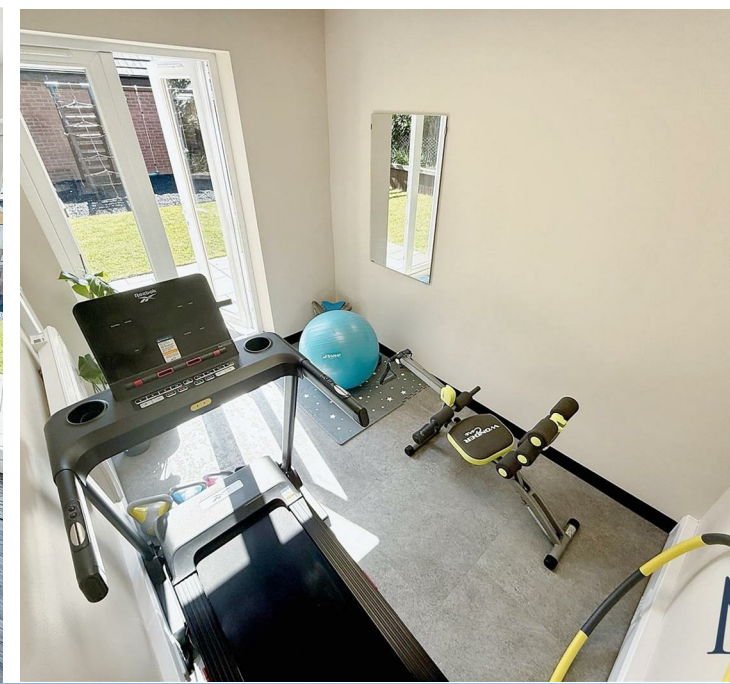




Partially Converted Double Garage

Beauty Salon

Home Gym









Floor Plans



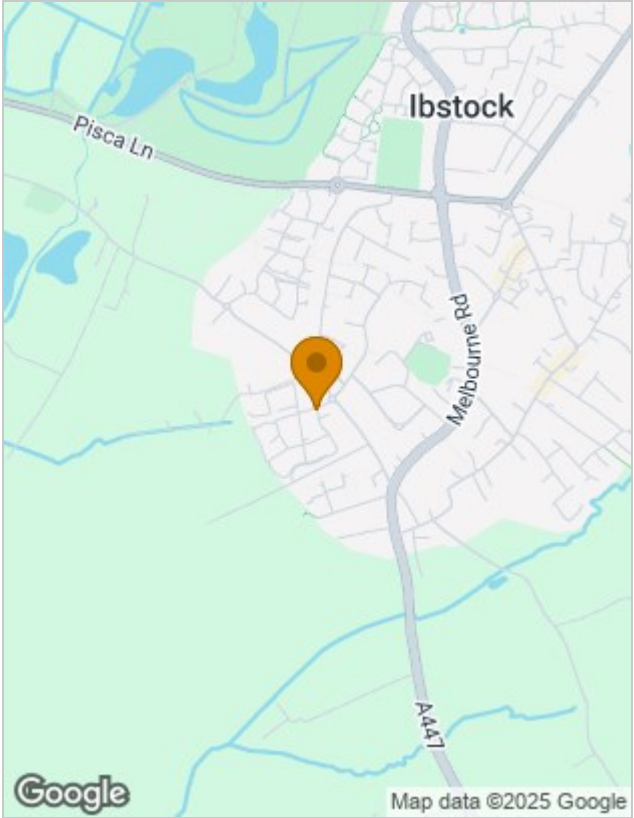
Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA  
Tel: 01530 682886 Email: sales@maynardestates.co.uk maynardestates.co.uk

Location Map



Energy Performance Graph

