



78A Ibstock Road  
Ellistown, Coalville, LE67 1ED

£240,000

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## Brief Description

Located on the border of Ibstock and Ellistown, this DELIGHTFUL DETACHED BUNGALOW on Ibstock Road offers a perfect blend of modern living and convenience. Built in 2016, this CONTEMPORARY home spans approximately 783 square feet and is available with NO UPWARD CHAIN, making it an ideal choice for those looking to move in without delay.

As you step inside, you are welcomed by a spacious entrance hall featuring STYLISH tiled flooring and a HANDY STORAGE cupboard. The heart of the home is the INVITING LIVING ROOM, which boasts dual aspect windows that fill the space with natural light. The WELL-APPOINTED breakfast kitchen is a chef's dream, equipped with a range of modern wall and base units, an integrated oven and grill, and ample space for a washing machine. The kitchen also features elegant metro tile splashbacks, ceiling spotlights, and a door leading directly to the garden, perfect for al fresco dining.

This bungalow comprises two generously sized double bedrooms, providing ample space for relaxation. The MODERN SHOWER ROOM is fitted with a sleek three-piece suite, including a double shower unit, a vanity wash hand basin, and a dual flush WC, all complemented by stylish tiled flooring and a chrome heated towel rail.

Externally, the property boasts a BEAUTIFULLY PRESENTED and EASILY MAINTED garden, featuring paved patios and pathways, alongside a lush lawn and an array of planted borders, all enclosed by a walled and fenced boundary with side gate access. The front garden is equally charming, with a small brick fronted boundary wall and a paved pathway.

For those with vehicles, the property offers DRIVEWAY PARKING along with a DETACHED GARAGE located at the rear, accessible via a courtesy door from the garden.

The location is particularly advantageous, offering easy access to local amenities and transport links. This bungalow is not just a home; it is a lifestyle choice, offering comfort, convenience, and a touch of MODERN ELEGANCE in a convenient setting.





## ON THE INSIDE

Entrance Hall

Living Room

12'7" x 14'2" (3.84m x 4.32m)

Breakfast Kitchen

8'9" x 14'2" (2.67m x 4.32m)

Shower Room

Bedroom 1

12'9" x 10'7" (3.89m x 3.23m)



Bedroom 2

8'7" x 6'7" (2.62m x 2.01m)

## ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

Single Garage

9'8" x 16'6" (2.95m x 5.03m)





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

Area Map



Energy Efficiency Graph

