



42 Thorndale, Ibstock, LE67 6JT

£375,000









# Brief Description

Offered AVAILABLE WITH NO UPWARD CHAIN, is this delightful detached bungalow on Thorndale, Ibstock. This property presents an EXCELLENT OPPORTUNITY for personal enhancements.

One of the standout features of this bungalow is its SUBSTANTIAL REAR GARDEN, which backs onto school playing fields, providing a serene backdrop and a sense of openness. This EXPANSIVE outdoor space is ideal for gardening enthusiasts, children at play, or simply enjoying the fresh air in a peaceful environment.

Upon entering, you are greeted by a GENEROUS ENTRANCE HALL that leads to a welcoming LIVING ROOM, featuring a lovely bow window, a cosy fireplace with a gas fire, and elegant wall-mounted lights complemented by ceiling coving.

The heart of the home is the OPEN PLAN KITCHEN DINER, which flows seamlessly into a comfortable sitting room and further dining area. The kitchen is WELL-EQUIPPED with a range of wall and base units, an integrated double oven and grill, and a dishwasher. A convenient PANTRY STORE and a UTILITY ROOM, complete with plumbing for additional appliances, enhance the practicality of this space. The utility room also provides access to the side garden and the INTEGRAL DOUBLE GARAGE. The DINING/SITTING ROOM, partially open to the kitchen, is a PERFECT RETREAT, featuring sliding patio doors that lead into a bright CONSERVATORY, offering direct access to the expansive rear garden.

With four well-proportioned bedrooms and a CONTEMPORARY SHOWER ROOM, this property presents an excellent opportunity for families or those seeking extra, VERSATILE SPACE for guests or hobbies.

The garden is a TRUE HIGHLIGHT, featuring BEAUTIFULLY PRESENTED established gardens with multiple paved patios, winding pathways, and a variety of shaped lawns, all surrounded by mature trees and shrubs, creating a tranquil outdoor oasis.

The front garden is EQUALLY APPEALING, with a lovely tree and a block-paved driveway that provides OFF-ROAD PARKING for several vehicles, leading to the DOUBLE GARAGE



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## ON THE INSIDE

Entrance Hall	'5'5" x 8'11" ('1.65m x 2.72m)
Living Room	12'2" x 15'10" (3.71m x 4.83m)
Open Plan Kitchen Diner	17'4" x 10'8" (5.28m x 3.25m)
Utility Room	7'6" x 9'8" (2.29m x 2.95m)
Dining Area	7'10" x 10'2" (2.39m x 3.10m)
Sitting Room	8'9" x 9'5" (2.67m x 2.87m)
Conservatory	7'7" x 12'3" (2.31m x 3.73m)
Inner Hall	





Bedroom 1	9'3" x 18'1" (2.82m x 5.51m)
Bedroom 2	10'0" x 12'1" (3.05m x 3.68m)
Bedroom 3	8'10" x 9'0" (2.69m x 2.74m)
Bedroom 4	9'1" x 6'4" (2.77m x 1.93m)
Family Shower Room	5'5" x 6'4" (1.65m x 1.93m)

#### ON THE OUTSIDE

Front Garden	
Substantial Rear Garden	
Driveway	
Double Garage	15'10" x 16'5" (4.83m x 5.00m)

## Key Features

- Substantial Detached Bungalow
- Driveway and Double Garage
- Living Rm, Conservatory & Sitting Rm
- Available With No Upward Chain
- Extensive and Well Presented Accommodation Throughout
- Exquisite and Large Rear Garden Plot
- Open Plan Kitchen Diner
- Contemporary Shower Room Suite
- Potential To Further Enhance
- Virtual Property Tour Available

























Floor Plans



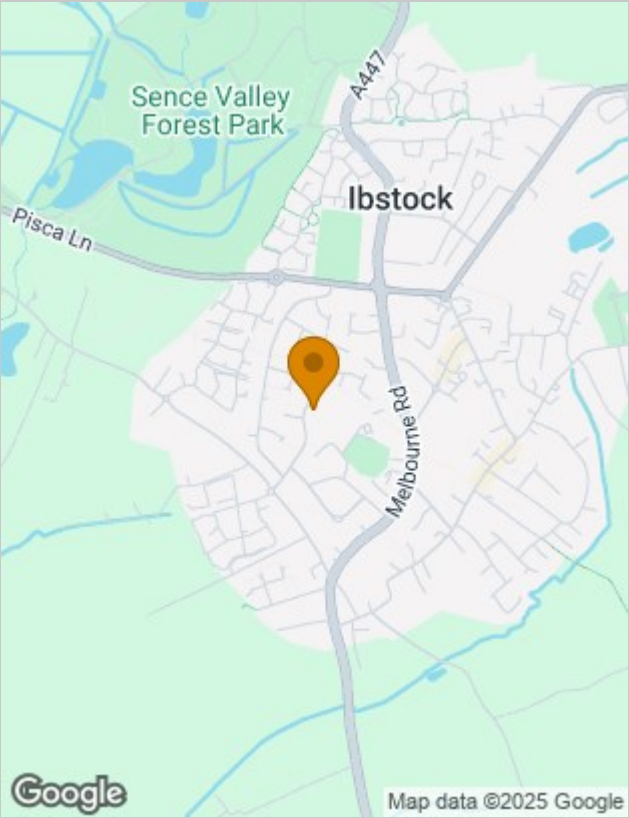
Viewing

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.

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Location Map



Energy Performance Graph

