



Dryer Close,
Ibstock, Leicestershire, LE67 6RG

NEWTONFALLOWELL 

Dryer Close,
Ibstock, Leicestershire, LE67 6RG
£320,000

OPEN COUNTRYSIDE TO REAR, HIGH SPECIFICATION THROUGHOUT, QUIET CUL-DE-SAC LOCATION, NO UPWARD CHAIN

Newton Fallowell has much pleasure in bringing to market this well presented detached family home, benefitting from comprehensive upgrading and the re-fitting of the property. Located in the popular village of Ibstock being well placed for local amenities, road links to surrounding villages/towns and motorway networks.

The accommodation comprises; Open Porch, Hall, Re-Fitted W.C., Lounge/Diner, Re-Fitted Kitchen and to the First Floor there is Bedroom One fitted with Hammonds furniture and Re-Fitted En-Suite Shower Room, Three further Bedrooms and a Family Bathroom.

Externally there is a block paved driveway and access to garage. The rear garden has an open aspect overlooking the National Forest and has been landscaped with patio areas, artificial lawn and borders.

Contact Newton Fallowell Coalville to arrange a viewing 01530 810033



Open Porch

Hall

Entrance door, solid wood laminate flooring, central heating radiator, stairs rising to first floor and under-stairs cupboard.

Re-Fitted W.C.

Wall-hung w.c., wash hand basin, central heating radiator, laminate flooring and part tiled walls.

Lounge/Diner

3.28m x 7.65m/8.50m max into bay
(10'9" x 25'1"/27'10" max into bay)

Double glazed bay window to the front elevation, laminate flooring, two central heating radiators, coving to ceiling, ceiling spotlights, double glazed patio door to the rear garden and door to kitchen.

Re-Fitted Kitchen

14'10" x 8'2"/12'1" max (4.54m x 2.50m/3.70m max)

Fitted with a range of wall and base units, contrasting worktops and upstands, one and a half sink and drainer unit with mixer tap/water filter tap, induction hob with extractor hood over, integrated double oven and microwave, large larder fridge, carousel units and integrated dishwasher. Seating island, feature radiator, laminate flooring, ceiling spotlights, television aerial point, two double glazed windows and double glazed door to the rear elevation.

Galleried Landing

Airing cupboard and double glazed window to the front elevation.

Bedroom One

10'10" x 10'5" to wardrobes (3.31m x 3.18m to wardrobes)

Hammond fitted furniture comprising wardrobes, bedside units and dressing table. Ceiling spotlights, central heating radiator, two double glazed windows to the front elevation and door to en-suite.

Re-Fitted En-Suite

Combination vanity unit with wash hand basin and w.c., shower cubicle fitted with rain shower and shower head, tiled walls, ladder-style central heating radiator, ceiling spotlights and double glazed window to the side elevation.

Bedroom Two

10'10" x 9'1" (3.32m x 2.78m)

Fitted wardrobes, central heating radiator and double glazed window to the rear elevation.

Bedroom Three

8'5" x 10'5" (2.58m x 3.18m)

Built-in double wardrobe, central heating radiator and double glazed window to the rear elevation.

Bedroom Four

8'5" x 9'9" (2.58m x 2.99m)

Built-in wardrobe, central heating radiator and double glazed window to the front elevation.

Bathroom

Bath with shower above, pedestal wash hand basin, low level w.c., part tiled walls, extractor and double glazed window to the rear elevation.

Outside

Front

Block paved driveway and path to side, electric car charging point and side access to rear garden.

Garage

8'5" max x 17'7" (2.58m max x 5.37m)

Up and over door, personal door to the side, plumbing for washing machine, outside tap, central heating boiler, power and lights.

Rear

Beautiful landscaped garden with patios, stone areas, borders planted with a variety of shrubs and trees, artificial lawn, outside security lighting.

Please Note

These particulars are set out as a general outline in



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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Data Protection

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FLOOR PLANS (if shown)

Floor plan is not to scale but meant as a guide only.

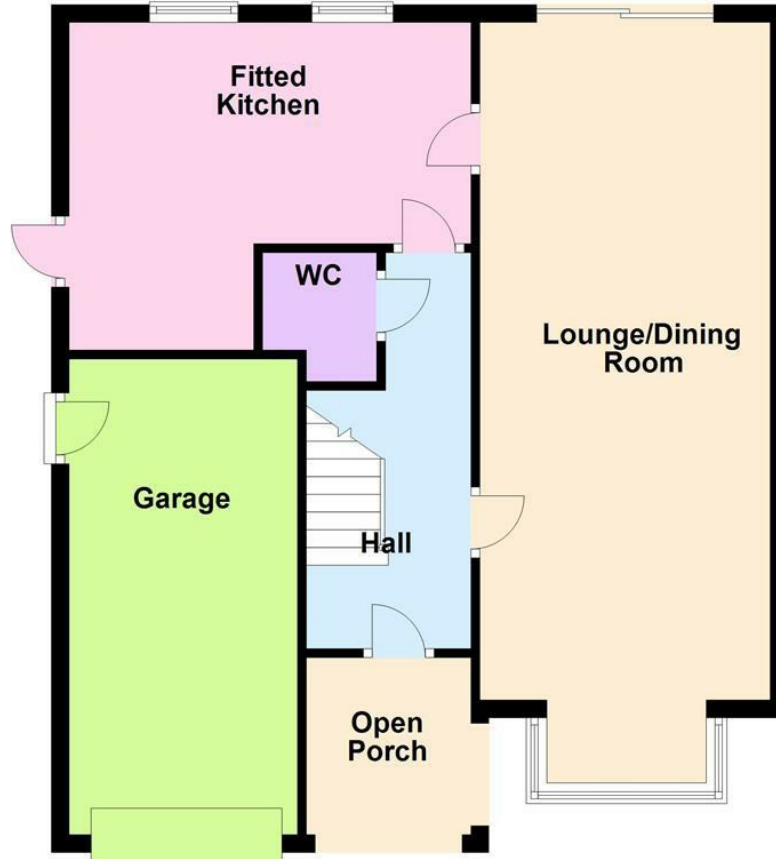






Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	73
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

Ground Floor



First Floor



From our NEWTON FALLOWELL office in the heart of COALVILLE: Turn right into Belvoir Road. At the crossroads/traffic lights, turn left onto Ashby Road. Continue to the roundabout with the A511 and take the first exit onto the A447 towards Hinckley. Go past Ravenstone and continue to Ibstock. Drive through the village and then turn left into High Street. Go around the bends and then turn right into Legion Drive. Right again onto Hextall Drive, left onto Brick Kiln Lane and continue onto Dryer Close where the property can be found.



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