



86 Station Road, Ibstock, Leicestershire, LE67 6JJ

HOWKINS &
HARRISON

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Ibstock,
Leicestershire, LE67 6JJ

Offers in excess of: £800,000

A substantial six double bedroom detached family house, occupying private mature gardens and grounds approaching 0.4 of an acre. On the fringe of this popular Leicestershire village with excellent transport links, village amenities including schools and within walking distance of National Forest plantations and Sence Valley. Offering almost 3250 sq ft. this unique flexible, family home with off street parking for numerous vehicles has been well appointed throughout.

Features

- Edge of village location
- Convenient for the National Forest
- Generous 3250sqft of accommodation
- Driveway & ample off street parking
- 0.4 acres of gardens and grounds
- Office, separate bar and garden room
- 6 double bedrooms & 3 bathrooms
- Large eight seat Artisan hot tub & swim spa



Location

Ibstock village is located approximately 2.5 half miles south of Coalville and approximately 6 miles south east of Ashby de la Zouch. With excellent road links to both the A42 dual carriageway with East Midlands conurbations beyond, Markfield and the M1 motorway corridor or south west to the A444 linking with the A5 trunk Road.

Ibstock village offers a range of local amenities and facilities including schooling, supermarkets, restaurants and community centre together with 6th form college. On the doorstep there is access to the National Forest and Sence Valley Park with both footpath and bridleway links through to Jubilee Wood.



Accommodation Details - Ground Floor

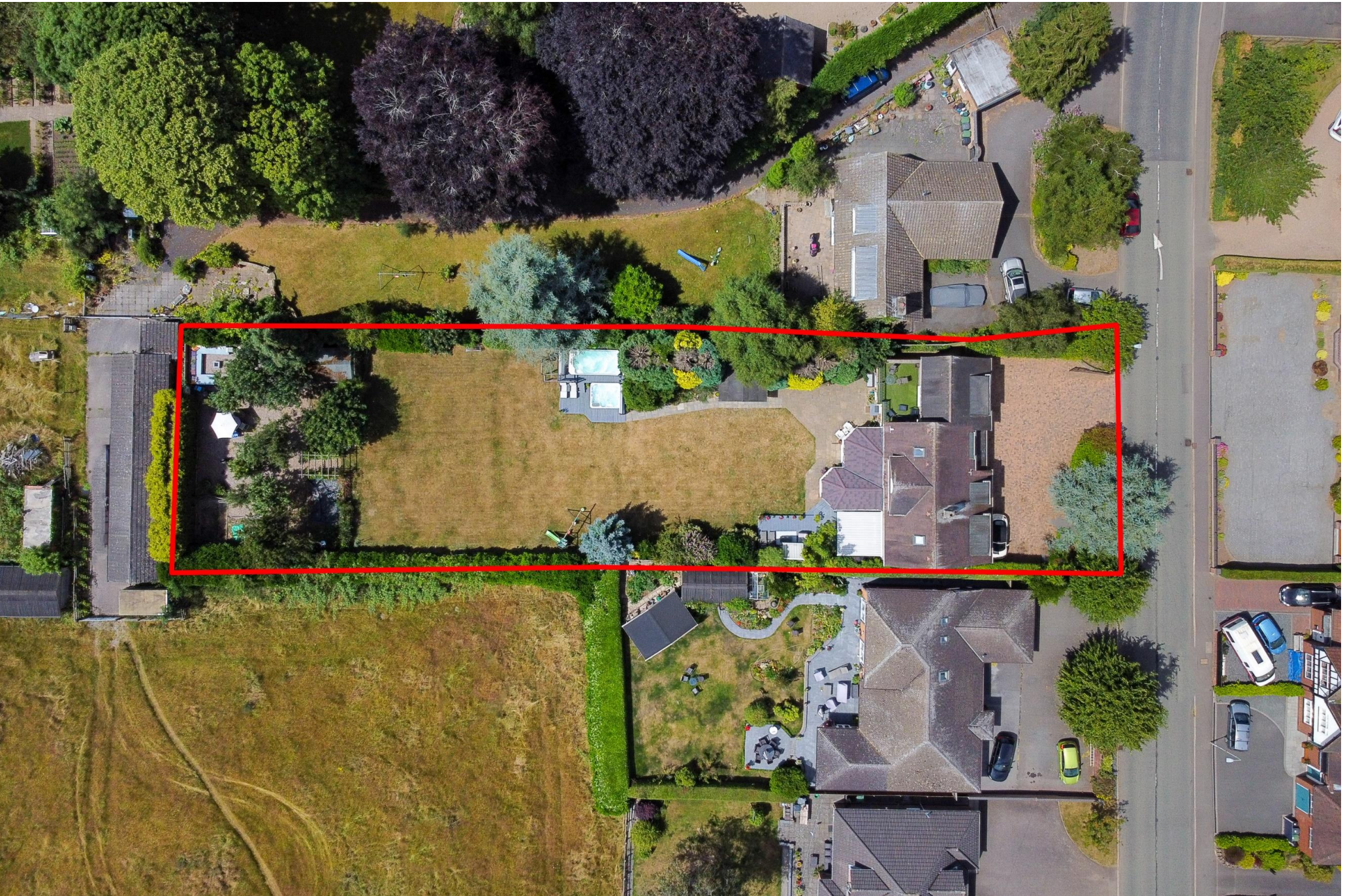
Hardwood entrance door leads to the entrance vestibule with cloakroom storage and further glazed entrance doors into the reception hall, having a staircase rising to the balcony landing above. Running the full depth of the property is a large 27ft dual aspect living room with open fireplace which in turn leads to the bar with connecting doors back to the hallway and also to the large garden room with warm roof overlooking the substantial gardens. Also enjoying garden room access is the luxuriously appointed L-shaped 27.5 ft living kitchen with a superb range of built-in appliances including steam ovens, warming drawers, combination microwave and coffee machine all by Siemens together with traditional integrated appliances, a gas wok burner, electric induction hob and electric indoor barbecue. Off the living kitchen is a utility room with further access into the store and Office

First Floor

From the balcony landing with unique window seat there is access to five of the properties large double bedrooms, four of which have built-in wardrobes and storage together with the substantial master suite again, enjoying a dual aspect with balcony access overlooking the rear gardens, en-suite shower room and sauna. Finally there is a three-piece family bathroom/WC

Second floor

Currently used as the master suite with stunning countryside views. There is a further staircase rising to the second floor with part vaulted bedroom enjoying built-in wardrobes and three-piece suite bathroom.





Outside

A particular feature of this property is a substantial 0.4 acre (or thereabouts) gardens and grounds, approached over a block brick driveway providing hard-standing for numerous vehicles. This in turn leads to the integral garage, side access and leads to the mature rear gardens with a delightful outdoor dining and entertainment deck with matching patio overlooking shaped lawns with mature shrub floor and specimen tree beds and borders. Enjoying a high degree of privacy the property also has a 15.6 ft Atlantis swim jet spa pool and entertainment area also including an Artisan platinum eight person hot tub. There is a further log cabin gym, and evening patios.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

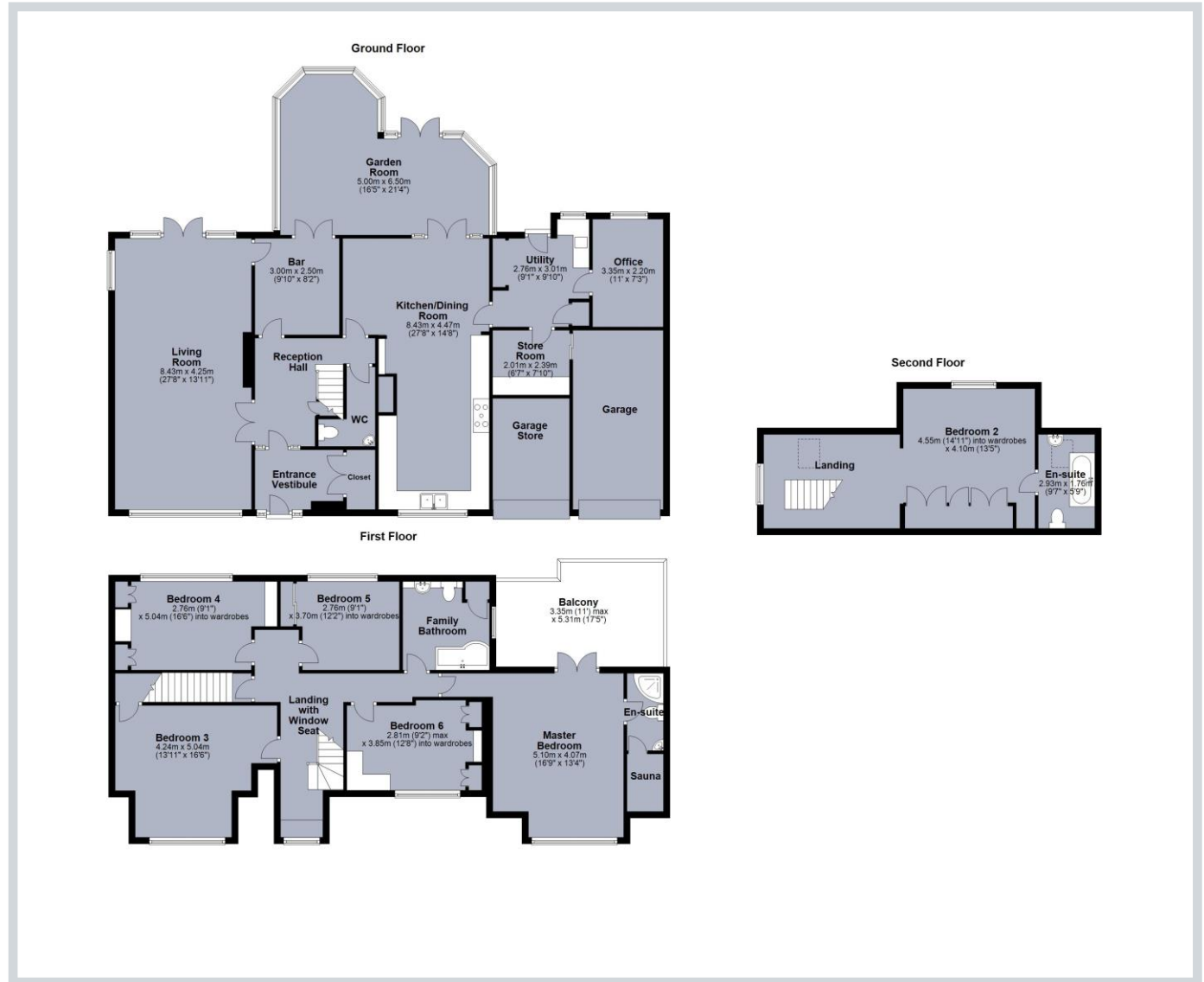
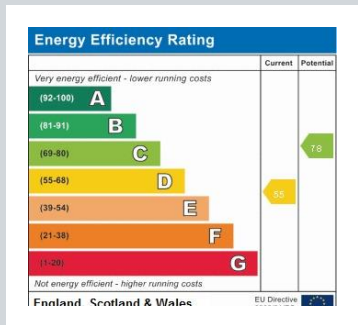
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council - 01530 454545

Council Tax

Band - F



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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