



11 Grange Road, Ibstock, Leicestershire, LE67 6LF

HOWKINS &
HARRISON

11 Grange Road,
Ibstock,
Leicestershire, LE67 6LF

OIEO: £330,000

Located on a private driveway with just two other properties is this modern four bedroom detached home in the heart of Ibstock. With accommodation split over two floors and totalling just over 1300 sqft this well presented family home comprises of; hallway, cloakroom WC, rear lounge with doors opening into a conservatory and a kitchen/diner to the front elevation. To the first floor there are four good sized bedrooms an en-suite shower room and a family bathroom. with one of these being an ensuite to the master and then the main bathroom.

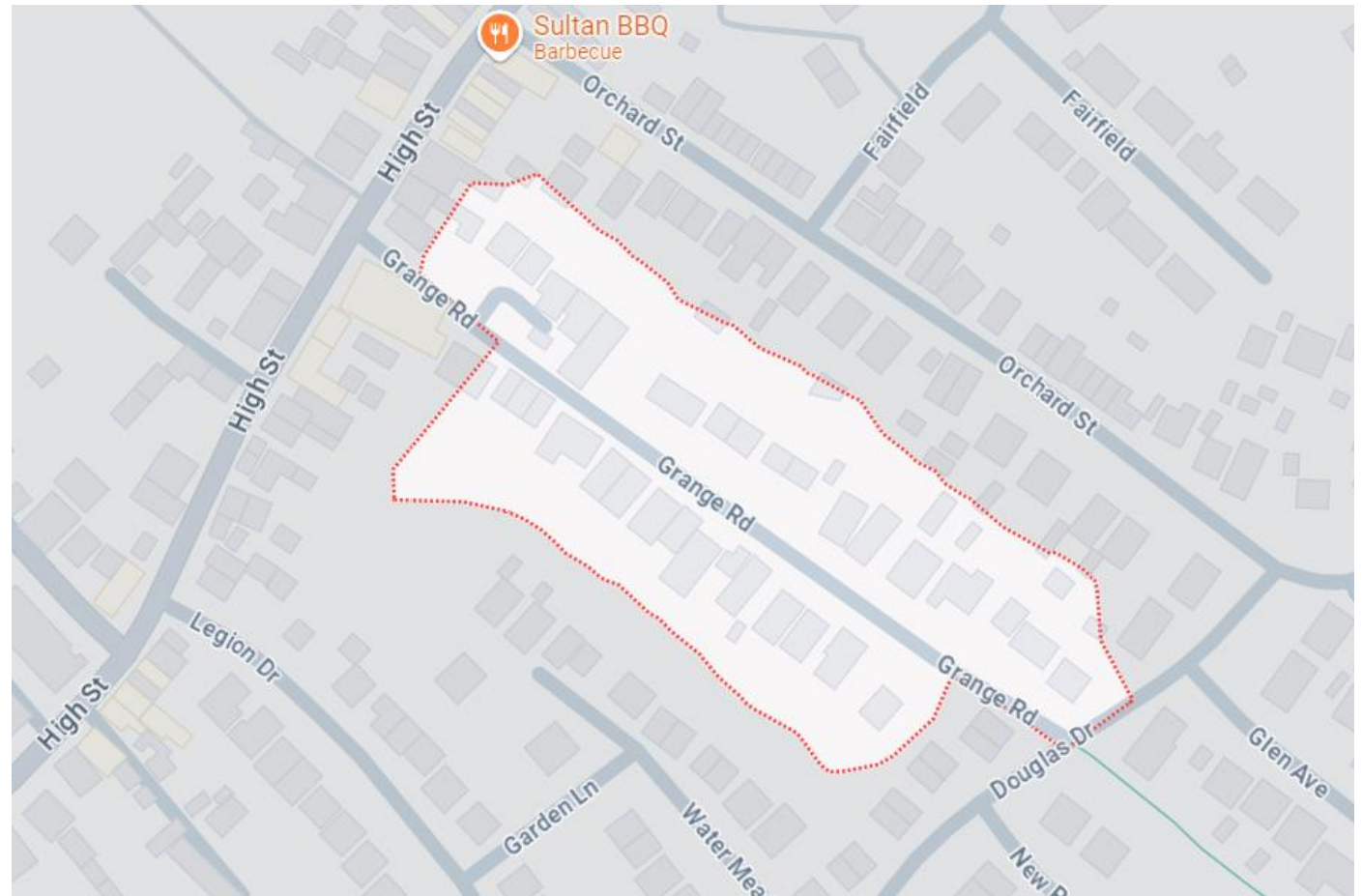
Externally there is block paved parking for at least four vehicles leading to an integral garage, low maintenance front gardens and to the rear a fully enclosed lawned garden with patio.



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

This property open up into a hallway with cloakroom WC off. To the rear is a spacious lounge with gas fire fitted and double doors opening into bright conservatory with windows and doors onto the garden. To the front is a modern kitchen/dining room with a range of units, work surface area, integrated appliances, tiled flooring and complimentary wall tiling.

First Floor

The first floor boasts four generously sized bedrooms, offering plenty of space for family or guests. The main bathroom is well-appointed, while the primary bedroom benefits from a private en-suite shower room for added convenience.





Outside

The property is set on a private driveway shared with two other properties, offering a sense of exclusivity. It benefits from plenty of off-street parking for at least four vehicles which leads to an integral garage providing further parking or storage. There is an enclosed rear garden, mainly laid to lawn with a paved patio, perfect for outdoor enjoyment.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession

The property is freehold with vacant possession being given on completion



Features

- Detached family home
- In the heart of Ibstock, close to amenities
- Well presented 1300sqft accommodation
- Lounge, conservatory, kitchen/diner
- Four good size bedrooms & family bathroom
- En-suite shower to the main bedroom
- Block paved driveway and integral garage
- Easy to maintain front and rear gardens





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

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 - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Howkins & Harrison

58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.

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.