



34 Coronet Drive, Ibstock, Leicestershire, LE67 6QF

HOWKINS &
HARRISON

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Ibstock
Leicestershire, LE67 6QF

Asking Price: £230,000

Constructed in 2016 by Bellway Homes, an immaculately presented throughout, end town house. Located with a popular development in Ibstock town home, the property would be a perfect first home.

With accommodation totalling over 750 sqft across the two floors the property benefits from a hallway, cloakroom WC, spacious living accommodation in the form of a cosy reception lounge, fitted kitchen/dining room, principal bedroom with en suite shower room, two further bedrooms and a three piece family bathroom.

Externally there is off road parking to the front whilst to the rear a low maintenance, landscaped rear garden.



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

A traditional doorway to the front elevation leads into the entrance hallway where you will find a cloak room WC. A doorway to the left allows access into the good sized reception lounge whilst a door to the back of the room leads to an inner hall with staircase rising to the first floor and a further door directly into well equipped dining/kitchen having a range of high gloss wall and floor mounted units, ample preparation surfaces, integrated appliances and French doors opening off the dining area into the garden.

First Floor

From the inner hallway, a single flight staircase rises onto the first floor landing. Doors lead off to the left and right where you will find all three bedrooms and the family bathroom. To the right is a good sized principal bedroom with its own en suite shower room, whilst to the left are two further versatile bedrooms serviced by a three piece family bathroom.





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 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.

Tenure & Possession

The property is freehold with vacant possession being given on completion

Agents Note

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

Features

- Ideal first home or investment
- Dining/kitchen with appliances and French doors
- Front reception lounge
- Three bedrooms and bathroom
- Principal bedroom with en suite shower room
- Low maintenance, West facing rear garden
- Off road parking for two vehicles
- Close to local amenities, convenient location





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. We are advised that mains water, drainage gas and electricity are connected to the property. The central heating is gas fired and BT is the current broadband provider.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

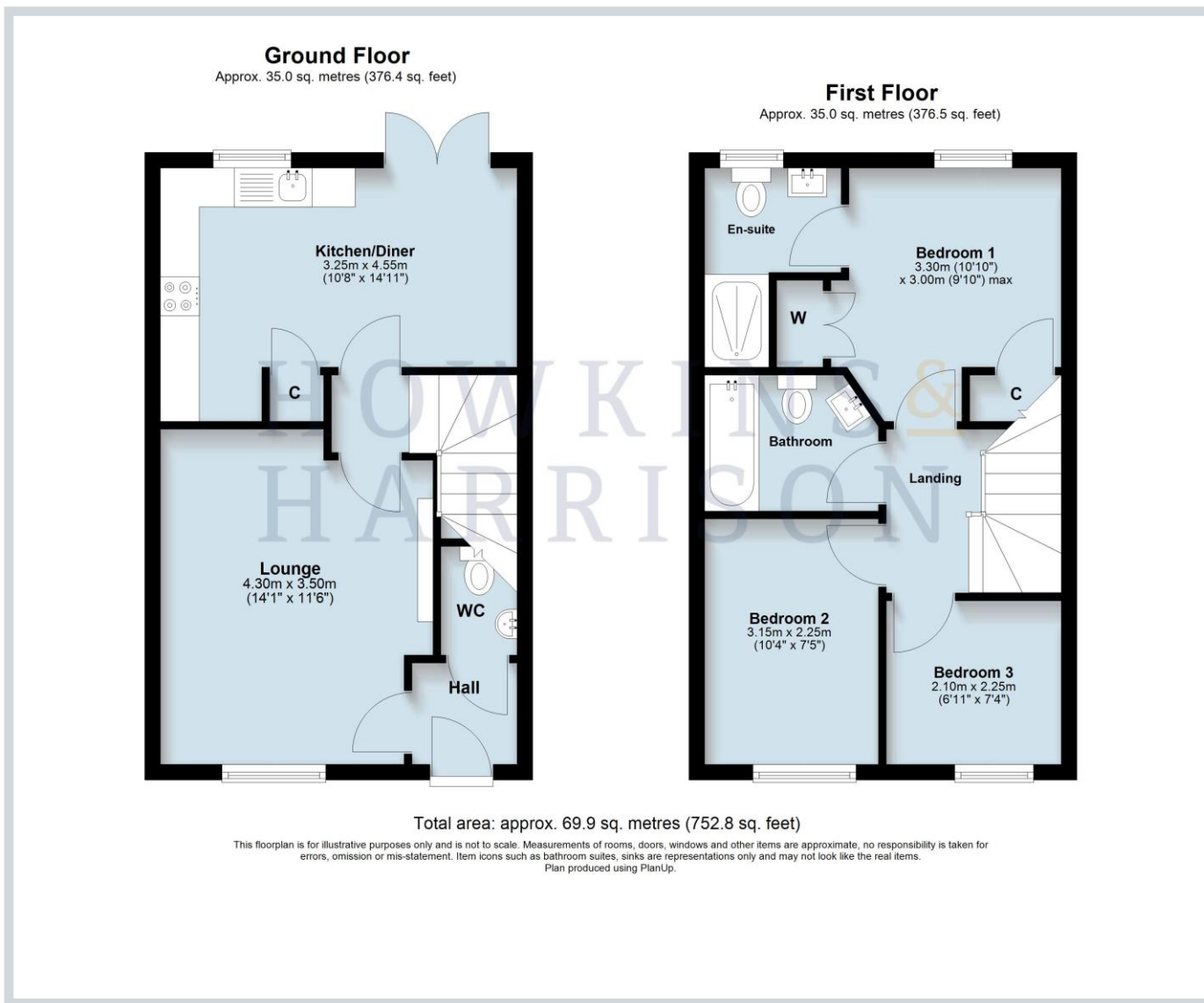
Council Tax – Band TBC

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

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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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