



19, Frances Way, Ibstock, Leicestershire, LE67 6DA

HOWKINS &
HARRISON

19, Frances Way,
Ilstock,
Leicestershire, LE67 6DA

Guide Price: £610,000

Occupying a much larger than average plot on the extremely popular Davidsons Homes development is this executive three storey double fronted detached family home.

Offering over 2100 sqft of internal accommodation in brief comprising:- a generous reception hallway, cloakroom WC, 20ft dual aspect lounge, separate study and a superb re-fitted living/dining/kitchen with bi-fold doors opening onto the rear garden and a useful utility room. To the first floor there are four of the five bedrooms, en-suite to bedroom one and a family bathroom. The second floor boasts a further reception room, bedroom five and an en-suite shower room.

Externally the property has an impressive facade overlooking open space, hedge row boundary, paving to the front and a walled, private rear landscaped garden with patio and decking area. There is a double width driveway for up to four vehicles leading to a detached double garage.



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

The centrally located front door opens into a generous size entrance hallway with tiled flooring, door to cloakroom WC and staircase rising to the first floor. Double doors lead off to the right into a dual aspect 20ft lounge with feature fireplace, window to the front elevation and French doors to the rear garden. The first door off to the left of the hallway leads into a study which has been fitted with a range of Sharps furniture, has a built in store cupboard and window to the front elevation. To the rear occupying an enviable space is a superb living/dining/kitchen extremely light and airy with two windows to the side elevation, bi-folding doors to the rear and an open roof void to the first floor, located over the dining area. The main area has been re-fitted with a luxury 'Masterclass' kitchen, boasting many floor to ceiling units, a matching chef island with storage, breakfast bar and a range of quality integrated appliances. Finally a door from the kitchen leads into a useful utility room.

First Floor

The staircase leads to a large landing with doors leading off to four good size bedrooms and the family bathroom which also has a separate shower cubicle. Bedroom one has two windows to the rear elevation, a range of built in wardrobes and access to its own luxury four piece en-suite shower room. The remaining bedrooms two, three and four also have a built in wardrobes/cupboard. A further staircase leads up to the super sized second floor which provides a versatile living space including a reception room/bedroom six with a shower room leading off. The fifth bedroom is a generous size double room with skylight window and built in wardrobe. There is also access to ample eaves storage.

Ground Floor

Approx. 80.9 sq. metres (870.9 sq. feet)



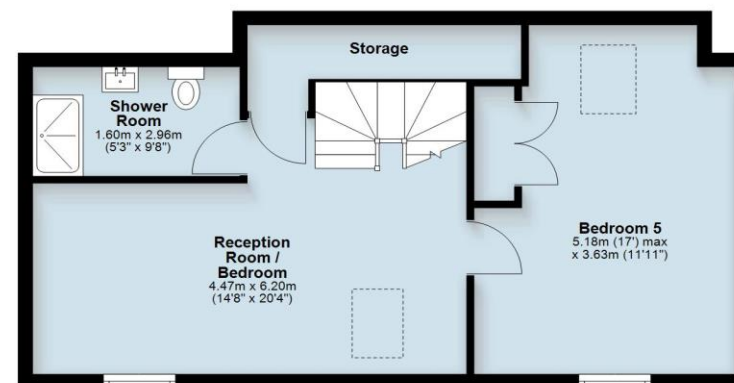
First Floor

Approx. 74.3 sq. metres (799.5 sq. feet)



Second Floor

Approx. 47.5 sq. metres (510.8 sq. feet)



Total area: approx. 202.6 sq. metres (2181.1 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items. Plan produced using PlanUp.



Outside

Externally the property has a paved for-garden with a neat hedge boundary offering viewing over open green space. There is ample off road parking in the form of a double width tarmacadam driveway which leads to the detached double garage. The rear garden is a particularly private space having a curved walled boundary, lawed garden with two paved patio areas and a large decked seating area. The high specification recently installed hot tub is available by separate negotiation.

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

- Davidsons built executive detached home
- Sought after residential development
- Large open plan living/dining/kitchen
- Dual aspect lounge and Sharps fitted study
- Five/six bedrooms arranged over two floors
- Main bathroom and two en-suite shower rooms
- Versatile reception/bedroom on the second floor
- Ample off road parking and attached garage
- Landscaped front and rear gardens
- Ample off road parking and double garage





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 the property benefits from main water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

Local Authority

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

Council Tax

Band - E

**HOWKINS &
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AWAITING EPC



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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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