

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

47 Orchard Street, Ibstock, Leicestershire, LE67 6LL

£165,000

01530 838338 sinclairstateagents.co.uk

Property at a glance

- Two Bedrooms
- Ideal First-Time-Purchase
- Village Location
- Council Tax Band*: A
- No Upward Chain
- Recently Decorated
- Open Plan Lounge/Diner
- Price: £165,000

Overview

* OFFERED WITH NO UPWARD CHAIN * This TWO BEDROOM terrace home comes to the market after having enjoyed new decoration and carpets throughout! Situated within the popular commuter village of Ibstock, the property benefits from an open plan ground floor and first floor shower room and a low-maintenance rear garden which comprises an outhouse, ideal as a potential home office or gym! EPC RATING E.

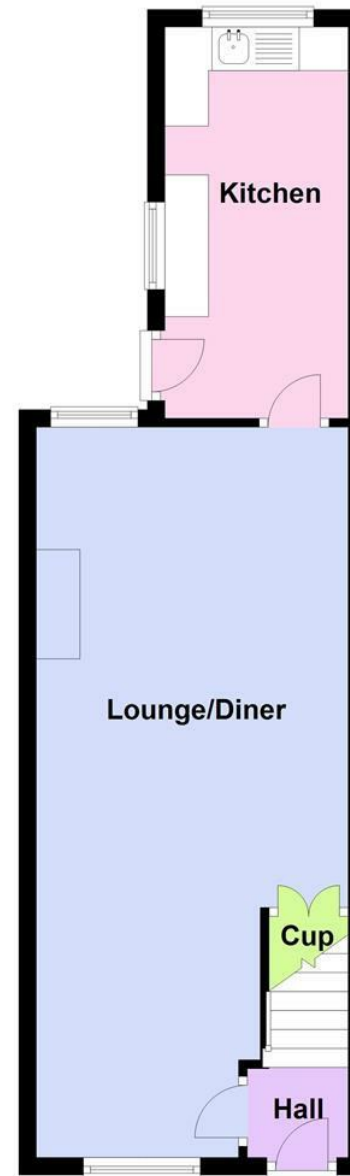
Location**

Ibstock enjoys a thriving sense of community along with the advantages of amenities that come with a larger village. Ibstock Junior School and the High School and Community College are conveniently located in the village, whilst shopping facilities include a Cooperative store, family butcher, post office, DIY store, hair stylist, etc. There is also an Indian restaurant, takeaways for fish and chips, and Cantonese meals as well as several public houses. Leisure facilities (including a swimming pool) are available, 'The Palace' is a centre for entertainment and the Sence Valley Forest Park adjoins the village. Nearest Airport: East Midlands (11.2 miles) Nearest Train Station: Leicester (14.7 miles) Nearest Town: Coalville (4.0 miles) Nearest Motorway Access: A/M42 (J13) M1 (J22).

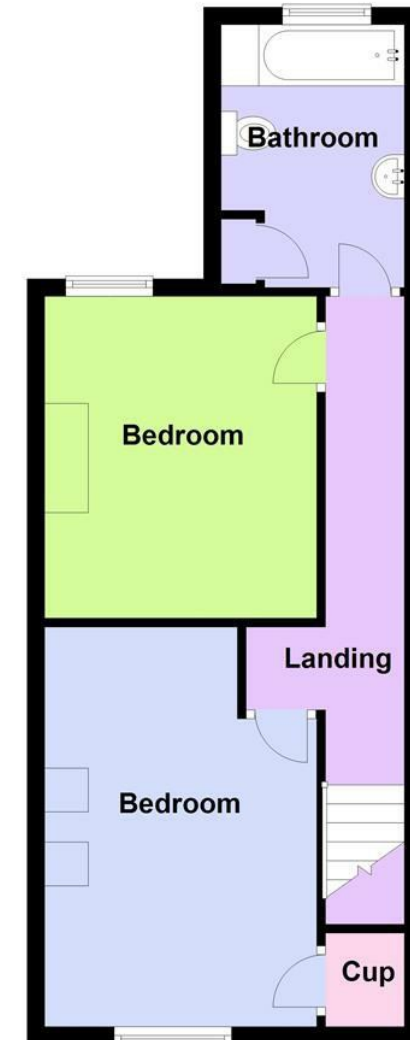


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a uPVC front door with inset opaque double glazed panel and comprising timber effect laminate flooring with stairs rising to the first floor.

Lounge/Diner

11'9" x 27'5" (3.58m x 8.36m)

Enjoying a dual aspect with uPVC double glazed windows to front and rear with access to under stair storage and having wall mounted electric effect fireplace.

Kitchen

6'11" x 14'8" (2.11m x 4.47m)

Inclusive of a modern range of wall and base units with complementary rolled edge work surfaces, a one and a half bowl sink and drainer with mixer tap, having both space and plumbing for multiple appliances with tiled splash backs, ceramic tiled flooring, uPVC double glazed windows to side and rear with inset down lights and uPVC framed door accessing the rear garden with inset opaque double glazed panel.

FIRST FLOOR

Landing

Stairs rising to the first floor landing give way to two double bedrooms and the family bathroom respectively and comprise a loft hatch with inset down lights.

Bedroom One

10'3" x 15'0" (3.12m x 4.57m)

Benefitting from access to over stairs storage used as a walk in wardrobe space and having loft hatch with uPVC double glazed window to front.

Bedroom Two

10'2" x 12'1" (3.10m x 3.68m)

Having a uPVC double glazed window to rear.

Bathroom

6'11" x 9'10" (2.11m x 3.00m)

This three piece white suite comprises a low level push button, w.c, pedestal wash hand

basin with mixer tap, panel bath with splash screen, having opaque uPVC double glazed window to rear with part tiled walls, ceramic tiled flooring, having an extractor fan and an airing cupboard housing the gas fired central heating boiler.

OUTSIDE

Rear Garden

Having a courtyard area with timber closed and fly board surround accessing a low maintenance garden with stone shingled edging and a host of flower beds with shrubs leading to an outhouse.

Outhouse

10'10" x 6'5" (3.30m x 1.96m)

Having uPVC double glazed window to front with timber door.

Front

Having a dwarf brick wall partitioning the forecourt accessing the front door.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Photographs

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Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

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Thinking of Selling?

For a free valuation of your property with no obligation
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