



Sinclair

Cherry Tree House Leicester Road, Ibstock, Leicestershire, LE67 6HL

£365,000

01530 838338 [sinclairstateagents.co.uk](http://sinclairstateagents.co.uk)

## Property at a glance

- Four Bedroom Detached House
- Modern Throughout
- Utility Room
- Council Tax Band\*: D
- Spectacular Kitchen/Diner
- Ample Off-Road Parking
- Ensuite Shower Room
- Price: £365,000

## Overview

Indulge in contemporary luxury with this EXTENDED FOUR BEDROOM DETACHED HOME, featuring a BREATH-TAKING KITCHEN/DINER that steals the spotlight. From its sleek design to thoughtful layout, elegance permeates every corner; showcasing top-tier craftsmanship for seamless entertaining. Each of the four bedrooms exudes spaciousness and modern charm, ensuring both comfort and adaptability. Nestled in a sought-after location, this home offers tranquillity without compromising convenience, close to amenities and transport links. For those seeking a unique property that redefines modern living, this home is a stellar choice. Don't miss out! EPC RATING C.

## 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.



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## GROUND FLOOR

### Entrance Hall

Entered through a composite front door with inset opaque double glazed panel and being flanked by uPVC double glazed windows to either side and comprising Karndean flooring with oak/glazed balustraded stairs and landing rising to the first floor with further under stairs storage.

### Playroom/music Room

14'3 " x 12'0" (4.34m " x 3.66m)

Having a uPVC double glazed window to front and finished in a soft lino flooring.

### Guest Cloakroom

4'6" x 10'11" (1.37m x 3.33m)

Comprising a low level push button w.c, bowl wash hand basin with mono bloc mixer tap, having continued Karndean flooring from the entrance hall with part tiled walls, a column radiator, extractor fan, inset down lights and opaque uPVC double glazed window to side.

### Lounge

14'0" x 17'7" (4.27m x 5.36m)

Enjoying a dual aspect with uPVC double glazed window to front and further uPVC framed patio doors to rear with parquet effect laminate flooring, gas fired Adam style fireplace with wall lighting and coving.

### Kitchen Diner

16'7" x 13'8" (5.05m x 4.17m)

Inclusive of an attractive range of wall and base units with butchers block work surfaces, a double Belfast sink with flexi hose mixer tap with breakfast bar peninsular, integrated dishwasher and further five ring induction range with splash screen and extractor hood over. Also benefitting from tiled splash backs, under cabinet lighting with further inset down lights and integrated ceiling speakers with uPVC double glazed window to rear and composite door accessing the rear garden.

### Utility Room

5'6" x 5'8" (1.68m x 1.73m)

Having butchers block work surfaces with space and plumbing for multiple appliances finished in continued Karndean flooring from the kitchen with access to a larder cupboard, having inset down lights and an opaque uPVC double glazed window to rear.

## FIRST FLOOR

### Landing

Enjoying a loft hatch, a double storage cabinet with uPVC double glazed window to front and oak/glazed balustrade.

### Master Bedroom

14'0" x 17'8" (4.27m x 5.38m)

Enjoying a dual aspect with uPVC double glazed windows to front and rear and granting access to the en-suite shower room.

### En-suite

6'4" x 5'6" (1.93m x 1.68m)

This three piece suite comprises a low level push button w.c, walk in waterfall enclosure with thermostatic waterfall mixer attachment, having a vanity wash hand basin with mono bloc mixer tap with contemporary tiled walls and flooring, inset down lights, extractor fan and chrome heated towel rail.

### Bedroom Two

14'2" x 11'3" (4.32m x 3.43m)

Having uPVC double glazed window to front.

### Bedroom Three

11'4" x 9'8" (3.45m x 2.95m)

Having uPVC double glazed window to rear.

### Bedroom Four

10'8" x 7'8" (3.25m x 2.34m)

Having uPVC double glazed window to rear.

### Family Bathroom

5'8" x 7'8" (1.73m x 2.34m)

This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, P-shaped bath with splash screen, thermostatic waterfall shower over, having chrome heated towel rail, inset down lights and and opaque uPVC double glazed window to rear. Also featuring an extractor fan, laminate flooring and part tiled walls.

## OUTSIDE

### Private Rear Garden

A well maintained lawn facilitated by a water point and side gated access is surrounded by timber closed and fly board fence paneling and sits adjacent to a paved seating area.

### Front

A block paved driveway offers off road parking for multiple vehicles (accessible by a further shared driveway) sits adjacent to a well maintained lawn and grants access to the front door.



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

\*\* All distances have been taken from Google maps and must be taken as approximate.

### 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  
call Sinclair on 01530 838338



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