



Sinclair



19 Redlands Estate, Ibstock, Leicestershire, LE67 6HT

£185,000

01530 838338 sinclairstateagents.co.uk

Property at a glance

- No Upward Chain
- Off Road Parking
- In Need of Modernising
- Council Tax Band*: A
- Three Bed Semi
- Private Rear Garden
- Ideal Project
- Price: £185,000

Overview

DISCOVER THIS HIDDEN GEM. Awaiting your modern touch this three bed roomed semi detached family home comes to the market in need of some modernisation and is offered with NO UPWARD CHAIN within the popular commuter village of Ibstock. Offering a good sized rear garden and ample internal square footage with ample off road parking for multiple vehicles to the front. Internal inspection comes highly advised in order to avoid disappointment. EPC RATING C.

Location**

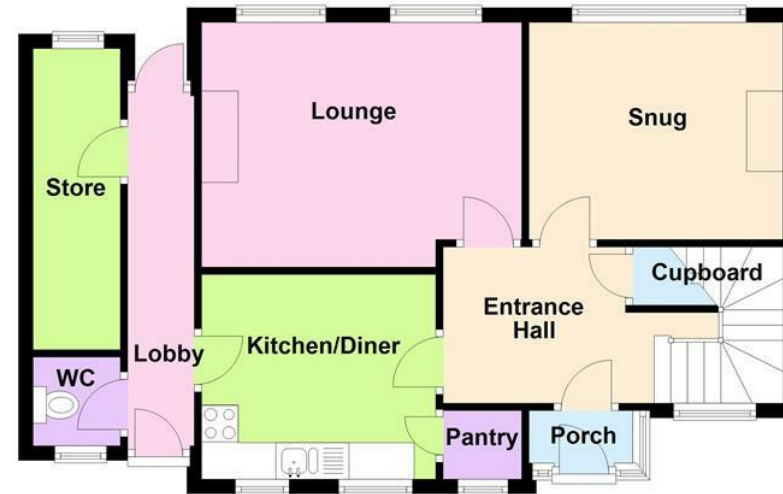
Ibstock enjoys a thriving sense of community along with the advantages of amenities that come with a larger village. Ibstock Junior School and the High School and Community College are conveniently located in the village, whilst shopping facilities include a Cooperative store, family butcher, post office, 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.

Ground Floor

Approx. 59.1 sq. metres (636.0 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



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Detailed Accommodation

Entrance Porch

Entered through a timber framed single glazed front door with adjacent timber framed single glazed window and granting access to the entrance hall.

Entrance Hall

Entered through a timber front door with adjacent timber framed single glazed window and comprising: stairs rising to the first floor with under stair storage and timber effect laminate flooring.

Snug

11'5" x 9'9" (3.48m x 2.97m)

Timber framed single glazed window to the rear elevation with secondary glazing, wall mounted electric fireplace, picture rail and timber effect laminate flooring.

Lounge

14'5" x 11'0" (4.39m x 3.35m)

Two timber framed single glazed windows to the rear elevation both with secondary glazing, picture rail and timber effect laminate flooring.

Kitchen/Diner

10'6" x 9'3" (3.20m x 2.82m)

Inclusive of an attractive range of wall and base units with roll edge work surfaces, one and a half bowl sink and drainer unit, four ring electric hob with electric oven and grill under and extractor hood over. Tiled splash backs, tile effect vinyl flooring and granting access to a walk-in pantry which in turn comprises: quarry tiled flooring, a thrall and timber framed opaque window to the front elevation.

Side Passage

Granting access from the front to the rear garden via timber framed front and rear doors, access to a store with timber framed single glazed window to the rear elevation. The side passage also gives way to an outhouse.

Outhouse

Low level WC and timber framed single glazed window to the front elevation.

Landing

Stairs rising to the first floor landing gives way to three bedrooms and a family bathroom. Loft hatch.

Bedroom One

14'6" x 9'10" (4.42m x 3.00m)

Single fitted wardrobe, picture rail and two timber framed single glazed windows to the front elevation both with secondary glazing.

Bedroom Two

11'5" max x 9'10" (3.48m max x 3.00m)

Timber framed single glazed window to the rear elevation with secondary glazing, double fitted wardrobe and picture rail.

Bedroom Three

10'0" x 10'4" (maximum measurements) (3.05m x 3.15m (maximum measurements))

Two timber framed single glazed windows to the front elevation each with secondary glazing, picture rail and a single fitted wardrobe.

Bathroom

5'5" min x 7'0" (1.65m min x 2.13m)

This three piece suite enjoys a panel bath, pedestal wash hand basin, low level WC and timber framed single glazed opaque window to the front elevation.

Outside

Private Rear Garden

A well maintained lawn surrounded by timber close and fly board fence panelling is accessed via a side gate.

Front Garden

A tandem driveway offers off road parking and sits behind a dwarf brick wall and adjacent to a well maintained lawn with a path leading to the entrance porch.



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Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

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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