

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

39 Mill Hill Wood Way, Ibstock, Leicestershire, LE67 6QD

£270,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Corner Plot
- Master Suite
- Off Road Car Parking
- Council Tax Band*: D
- Three Bedroom Detached House
- Utility Room
- Sought After Location
- Price: £270,000

Overview

Occupying a CORNER PLOT this THREE BEDROOM DETACHED FAMILY HOME comes to the market featuring a 16'9 fitted kitchen/diner, dual aspect lounge, utility room and separate WC to the ground floor with stairs rising to the first floor landing giving way to three good size bedrooms including the master suite and family bathroom respectively. The property also features off road car parking and a private rear garden and occupying a sought after position within the popular commuter village of Ibstock. EPC RATING B.

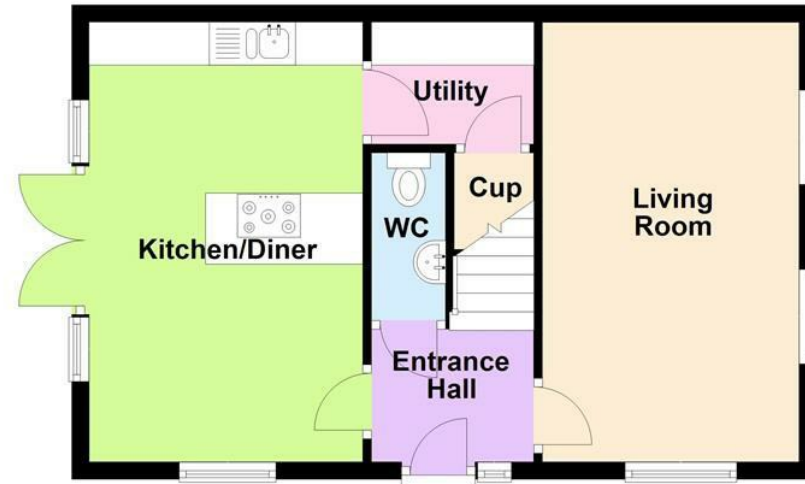
Location**

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 composite front door and comprising an inset footwell with ceramic tiled flooring and having stairs rising to the first floor.

Lounge

9'9 x 16'9 (2.97m x 5.11m)

Benefitting from a dual aspect with a uPVC double glazed window to front and two further uPVC double glazed windows to side.

Guest Cloakroom

A low level push button WC is complimented by a pedestal wash hand basin with mono block mixer tap with part tiled walls, a feature inset mirror and having continued ceramic tiled flooring from the entrance hall.

Kitchen Diner

10'5 x 16'9 (3.18m x 5.11m)

Inclusive of an attractive range of wall and base units, a one and a half bowl sink and drainer unit with metro tiled splashbacks, a peninsula worksurface which in-turn features an inset five ring gas hob with extractor hood over and also benefitting from inset downlights. The kitchen also features ceramic tiled flooring, an integral fridge and dishwasher with additional electric double oven/grill and benefitting from a dual aspect with uPVC double glazed window to front and uPVC framed french doors accessing the private rear garden to side.

Utility Room

4'8 x 6'2 (1.42m x 1.88m)

Benefitting from continued ceramic tiled flooring from the kitchen diner and featuring an integral freezer beneath a worksurface along with additional space and plumbing for multiple appliances and also having access to under stairs storage having an extractor fan and benefitting from the gas fired central heating boiler.

FIRST FLOOR LANDING

Bedroom One

13'6 x 10'4 (4.11m x 3.15m)

Having uPVC double glazed window to front and giving way to the en-suite shower room.

En-Suite Shower Room

6'6 x 3'8 (1.98m x 1.12m)

This three piece white suite comprises a low level push button WC, pedestal wash hand basin with mono block mixer tap, a double shower enclosure with thermostatic bar mixer tap over with an extractor fan, inset downlights, part tiled walls with ceramic tiled flooring, a shaver point and opaque uPVC double glazed window to front.

Bedroom Two

10'2 x 9'10 (3.10m x 3.00m)

Benefitting from a dual aspect with uPVC double glazed windows to front and side and having loft hatch.

Bedroom Three/Study

6'8 x 7'9 (2.03m x 2.36m)

Having uPVC double glazed window to side.

Family Bathroom

6'3 x 5'5 (1.91m x 1.65m)

This three piece white suite comprises a low level push button WC, panel bath with splash screen and thermostatic mixer shower over, a pedestal wash hand basin with mono block mixer tap, having part tiled walls, inset downlights, an extractor fan, ceramic tiled flooring and an opaque uPVC double glazed window to side.

OUTSIDE

Private Rear Garden

A paved patio area compliments a well maintained lawn which is partly surround by timber closed board fence panelling and having rear gated access, a timber shed and facilitated by a water point.

Front

A paved walkway accessing the front door beneath a canopy porch bisects areas of painted shrubs amongst areas of slate shingling with further box hedging to side and also leading to the rear driveway which is finished in tarmac and offers tandem car standing.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(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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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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3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk