

Sinclair



27 Parkdale, Ibstock, Leicestershire, LE67 6JW

£280,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- No Upward Chain
- Two Double Bedrooms
- Ample Off-Road Parking
- Council Tax Band*: C
- Detached Bungalow
- Garage
- Good Sized Rear Garden
- Price: £280,000

Overview

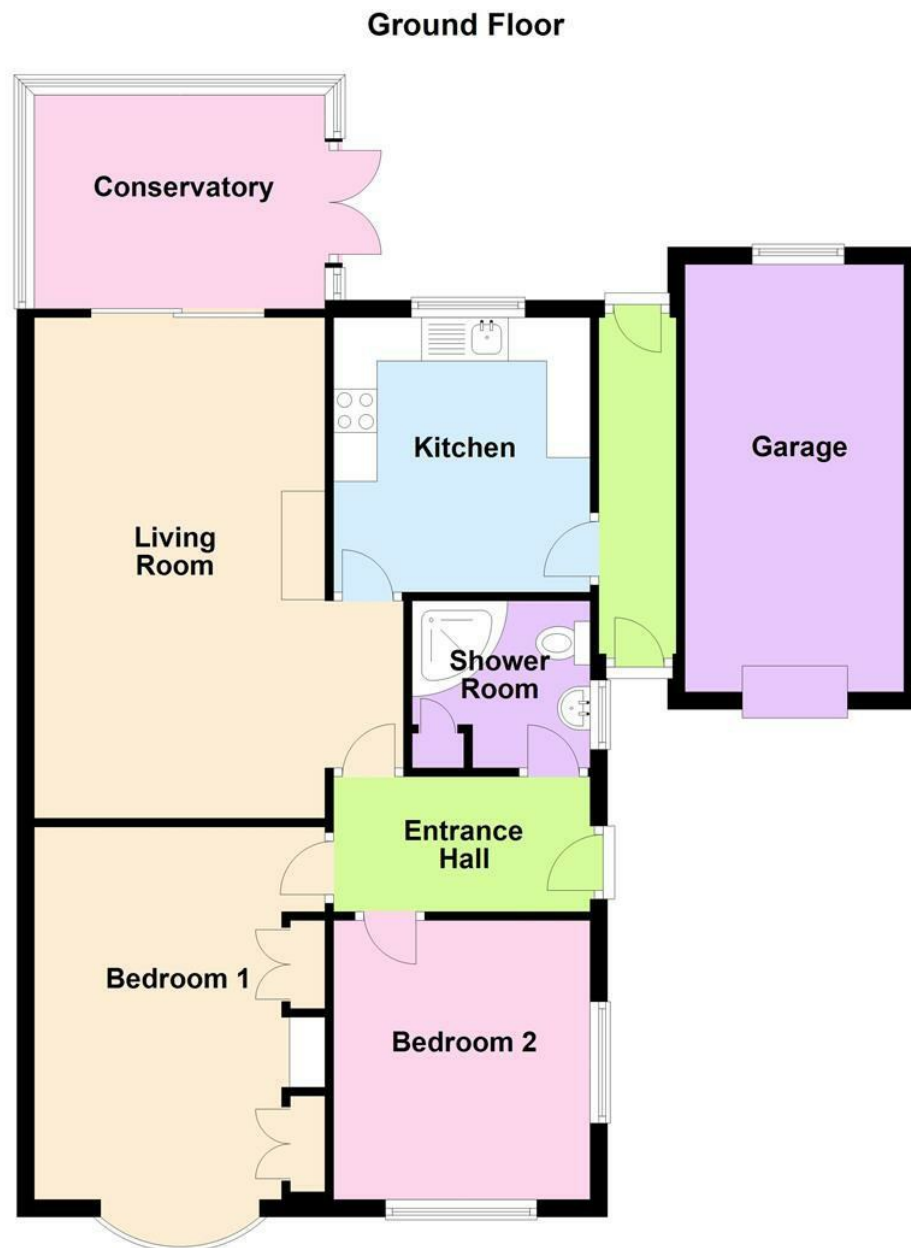
**** OFFERED WITH NO UPWARD CHAIN **** This two bedroom detached bungalow comes to the market occupying a sought after location in the popular commuter village of Ibstock and benefits from a host of internal accommodation to include a good sized conservatory overlooking a private rear garden and benefitting from a garage. In brief, the property comprises two double bedrooms, a L shaped lounge/diner measuring 20', a conservatory, shower room, kitchen and garage with private garden to rear and ample off-road parking able to accommodate multiple off-road vehicles. EPC TBC

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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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a uPVC front door with inset opaque double glazed panel and having an adjacent uPVC double glazed window whilst comprising a loft hatch.

Bedroom One

11'x14'1" (3.35mx4.29m)

Enjoying a uPVC double glazed bay window to the front, two double fitted wardrobes and a dresser unit.

Bedroom Two

9'8" x 10'7" (2.95m x 3.23m)

Benefitting from a dual aspect via a uPVC double glazed window to both front and side elevations.

Shower Room

6'9" x 6'4" (2.06m x 1.93m)

This three piece white suit comprises a low level, push button WC, a pedestal wash hand basin with monobloc mixer tap, an oversized shower enclosure with thermostatic mixer shower tap and having an airing cupboard housing the hot water cylinder. Other benefits include a chrome heated towel rail, ceramic tiled flooring and further tiled walls and having an opaque uPVC double glazed window to side.

L Shape Lounge/Diner

13'8" (max) x 20' (max) (4.17m (max) x 6.10m (max))

Enjoying an Adam style gas fireplace with polished marble effect surround and hearth, an aluminium framed sliding door accessing the conservatory.

Conservatory

11'4" x 8'1" (3.45m x 2.46m)

Having ceramic tiled flooring, uPVC framed door accessing the rear garden and surrounded by uPVC double glazed windows.

Howdens Kitchen

9'7" x 10'5" (2.92m x 3.18m)

Inclusive of a range of wall and base units with complimentary rolled edge work surfaces,

a concealed 2023 installed gas fired central heating boiler, a sink and drainer unit with swan neck mixer tap, a four ring gas hob and further double electric oven/grill. The kitchen also enjoys space and plumbing for appliances an integrated fridge, tiled splashbacks, ceramic tiled flooring, uPVC double glazed window to rear and uPVC side door accessing the side lobby.

Side Lobby

Bridging the gap between the kitchen and garage the side lobby is finished in ceramic tiled flooring and benefits from uPVC doors to front and rear facilitating access from front driveway to the rear garden respectively.

Detached Garage

8'3" x 16'2" (2.51m x 4.93m)

Having both light and power with a uPVC double glazed to rear and access via an up and over front door.

OUTSIDE

Private Rear Garden

A paved patio area is facilitated by a waterpoint and gives way to a well maintained lawn, partitioned by a dwarf brick wall and edged with a host of flower beds and comprising a timber shed whilst being surrounded by timber closed board fence panelling.

Front

A tandem tarmacadam driveway sit adjacent to an ample area of block paving offering off road parking for multiple vehicles with a raised slate shingle lavender garden.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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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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?

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call Sinclair on 01530 838338



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3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk