

Sinclair



9 Laud Close, Ibstock, Leicestershire, LE67 6NL

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

Offers In The Region Of  
£312,500

## Property at a glance

- Three Bedrooms
- Extended
- Detached Workshop
- Council Tax Band\*: C
- Detached Bungalow
- 18' Kitchen
- Cul-de-sac Setting
- Price: £312,500

## Overview

This THREE BEDROOM DETACHED BUNGALOW occupying a sought after cul-de-sac position comes to the market enjoying an EXTENDED footprint and boasts a detached workshop. In brief the bungalow comprises an entrance hall which in-turn gives way to a 21'8 lounge, bathroom, three double bedrooms, 18' kitchen and garden room. Externally the property enjoys off road parking to front with a detached workshop and landscaped rear garden. EPC RATING D.

## 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



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## Detailed Accommodation

### GROUND FLOOR

#### Entrance Hall

Entered through a uPVC front door with inset opaque double glazed panel and comprising solid timber flooring with loft hatch having pull down ladder and being partly boarded.

#### Bathroom

5'4 x 8'5 (1.63m x 2.57m)

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

#### Bedroom One

9'5 x 12'2 (2.87m x 3.71m)

Enjoying a range of fitted wardrobes and having a uPVC double glazed window to front.

#### Bedroom Two

9'4 x 9'5 (2.84m x 2.87m)

Enjoying a double fitted wardrobe with a uPVC double glazed window to side.

#### Bedroom Three

8'6 x 10' (2.59m x 3.05m)

Having a uPVC double glazed window to front.

#### Kitchen

7' x 18' (2.13m x 5.49m)

Inclusive of a range of wall and base units with complimentary rolled edge worksurfaces, a one and a half bowl sink and drainer unit with swan neck mixer tap, a double electric oven and grill with further four ring gas hob having splash screen and extractor hood over. Other benefits include a breakfast bar, ceramic tiled flooring, an airing cupboard housing the gas fired central heating boiler and uPVC double glazed window to side.

#### Lounge/Diner

11' x 21'8 (3.35m x 6.60m)

Enjoying a dual aspect with uPVC french doors accessing the garden room and further uPVC double glazed window to side, the lounge also enjoys coving and an Adam style gas fireplace with polished granite surround and hearth.

#### Garden Room

15'8 x 7'1 (4.78m x 2.16m)

Enjoying a recently fitted new pitched roof with inset downlights, timber effect LVT flooring with uPVC door accessing the rear garden and having uPVC double glazed window to rear.

### OUTSIDE

#### Rear Garden

Enjoying continued block paving from the front garden and surrounded by timber fly board fence panelling with steps descending to an Indian flag paved patio area surrounded by a host of flowerbeds and shrubs with a further partitioned wall to a separate potting garden which in-turn comprises a green house and timber framed summer house.

#### Workshop

7'8 x 17'8 (2.34m x 5.38m)

Having a uPVC front door with further uPVC double glazed windows to sides and having both light and power.

#### Front

A block paved driveway offers off road parking for multiple vehicles and a side gate granting access to the rear garden.

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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>84</b>
(69-80) <b>C</b>	<b>68</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

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



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.  
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