



Sinclair

25 Riley Drive, Ibstock, Leicestershire, LE67 6QS

01530 838338 sinclairestateagents.co.uk

Offers In Excess Of
£280,000

Property at a glance

- No Upward Chain
- Three Good Sized Bedrooms
- Detached Garage
- Council Tax Band*: D
- Detached House
- En-Suite
- Corner Plot
- Price: £280,000

Overview

OFFERED WITH NO UPWARD CHAIN this THREE BEDROOM DETACHED FAMILY HOME occupying a CORNER PLOT comes to the market featuring a sought after position within the popular commuter village of Ibstock. In brief the property comprises an entrance hall with ground floor w.c, lounge and open plan kitchen/diner to the ground floor with stairs rising to the first floor landing giving way to three good sized bedrooms including the en-suite shower room and family bathroom respectively. Externally the home enjoys a detached garage, ample off road parking and a low maintenance rear garden. EPC RATING B.

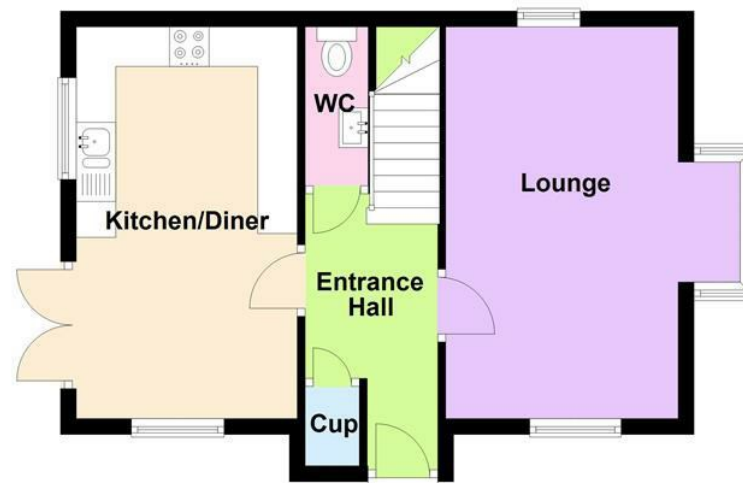
Location**

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



25 Riley Drive, Ibstock, Leicestershire, LE67 6QS

Sinclair

Detailed Accommodation

GROUND FLOOR

Entrance Hall

Enter through a composite front door with inset opaque double glazed panels, comprising timber effect LVT flooring, a cloaks cupboard and stairs rising to the first floor and granting access to the entire ground floor accommodation.

Lounge

9'8" x 16'3" (2.95m x 4.95m)

Enjoying a dual aspect with uPVC double glazed windows to front and rear with a further bay window to side.

Guest Cloakroom

Comprising a low level push button w.c, monobloc mixer tap over a wash hand basin, extractor fan and having ceramic tiled flooring.

Kitchen Diner

9'2" x 16'4" (2.79m x 4.98m)

Inclusive of a modern range of wall and base units, a one and a half bowl sink and drainer unit, four ring gas hob with splash screen and extractor hood over an electric oven/grill, an integrated fridge/freezer and further integrated dishwasher. Other benefits include ceramic tiled flooring, inset downlights, extractor fan, uPVC framed French doors accessing the rear garden and benefitting from a dual aspect with uPVC double glazed windows to front and side.

FIRST FLOOR

Landing

Stairs ascending the first floor landing gives way to three good sized bedrooms including the en-suite and family bathroom respectively and comprises loft hatch, uPVC double glazed window to side, airing cupboard housing the gas fired central heating boiler.

Bedroom One

9'9" x 10'4" (2.97m x 3.15m)

Enjoying dual aspect with uPVC double glazed windows to front and side and two further fitted wardrobes.

En-Suite

9'9" x 4'0" (2.97m x 1.22m)

This three piece suite comprises a low level push button w.c, wall mounted wash hand basin with monobloc mixer tap, tiled splash backs and shower enclosure with electric power shower over having tiling to splash prone areas, inset downlights, extractor fan, ceramic tiled flooring, chrome heated towel rail and uPVC double glazed window to rear.

Bedroom Two

9'8" x 9'6" (2.95m x 2.90m)

Having uPVC double glazed window to front.

Bedroom Three

9'3" x 6'5" (2.82m x 1.96m)

Having uPVC double glazed window to side.

Family Bathroom

5'6" x 6'3" (1.68m x 1.91m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with monobloc mixer tap, panel bath with tiled splashbacks, a further hand held mixer shower tap, ceramic flooring, inset downlights, extractor fan and having opaque uPVC double glazed window to side.

OUTSIDE

Private Rear Garden

A paved patio gives way to a well maintained lawn, surrounded by part timber closed board fence panelling and part retaining brick wall and facilitated by side gated access.

Front

A well maintained lawn edged with box hedging is bisected by a paved walkway which in turn grants access to the front door beneath a canopy porch whilst a tandem block paved driveway provides off road parking for multiple vehicles.

Detached Garage

9'6" x 19'9" (2.90m x 6.02m)

Having both light and power with an up and over front door for access.



25 Riley Drive, Ibstock, Leicestershire, LE67 6QS

Sinclair



25 Riley Drive, Ibstock, Leicestershire, LE67 6QS

Sinclair



25 Riley Drive, Ibstock, Leicestershire, LE67 6QS

Sinclair



25 Riley Drive, Ibstock, Leicestershire, LE67 6QS

Sinclair

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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

** 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.

Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, referrals to third party EPC suppliers, home removal companies, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found

Sinclair

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.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk