



Sinclair

5 Pepper Drive, Ibstock, Leicestershire, LE67 6QL

£250,000

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

## Property at a glance

- Three Bedrooms
- Detached Garage
- En-Suite Shower Room
- Council Tax Band\*: C
- Semi-Detached House
- Open Plan Kitchen/Diner
- Ground Floor WC
- Price: £250,000

## Overview

This THREE BEDROOM SEMI-DETACHED FAMILY HOME comes to the market offering FOUR YEARS of NHBC builders warranty and features modern amenities such as an open plan kitchen/diner, ground floor WC, first floor en-suite shower room and a detached garage. Situated within the popular commuter village of Ibstock the property would make an ideal first time purchase or family home. Early viewings come highly advised in order to avoid disappointment. 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.



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## Detailed Accommodation

### GROUND FLOOR

#### Entrance Hall

Entered through a composite front door and comprising timber effect laminate flooring, stairs rising to the first floor and access to under stairs storage.

#### Kitchen/Diner

8'6" (widening to 10'9") x 17'6" (2.59m (widening to 3.28m) x 5.33m)

Inclusive of a modern range of wall and base units, a four ring gas hob with splash screen and extractor hood over, a one and half bowl sink and drainer unit with swan neck mixer tap, an integrated fridge/freezer, having space and plumbing for multiple appliances and featuring inset downlights. The property also benefits from an electric oven/grill, ceramic tiled flooring and a dual aspect with uPVC double glazed window to the side and further uPVC double glazed bay window to the front.

#### WC

Comprising a low level, push button WC, wall mounted wash hand basin, timber effect laminate flooring, inset downlights, part tiled walls, extractor fan and an opaque uPVC double glazed window to the side.

#### Lounge

15'5" x 9'7" (4.70m x 2.92m)

Enjoying a uPVC double glazed patio door to the rear of the property, coving and timber effect laminate flooring.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing gives way to THREE GOOD SIZED BEDROOMS including the en-suite shower room and family bathroom respectively and comprise a loft hatch and an airing cupboard which in turn houses the gas fired central heating boiler.

#### Bedroom One

9'6" x 10'3" (2.90m x 3.12m)

Enjoying a double fitted wardrobe and uPVC double glazed window to the rear.

#### En-Suite Shower Room

4'4" x 9'4" (1.32m x 2.84m)

This three piece suite comprises a low level, push button WC, a pedestal wash hand basin with monobloc mixer tap, heated towel rail, shaver point, a double electric power shower enclosure with tiling to splash prone areas, inset downlights, ceramic tiled flooring and an opaque uPVC double glazed window to the side.

#### Bedroom Two

8'0" x 11'6" (2.44m x 3.51m)

Having uPVC double glazed window to the front.

#### Bedroom Three

7'1" x 9'0" (2.16m x 2.74m)

Benefitting from access to the over stairs storage and having uPVC double glazed window to the front.

#### Family Bathroom

6'6" x 7'8" (1.98m x 2.34m)

This three piece white suite comprises of a low level, push button WC, pedestal wash hand basin with monobloc mixer tap, panelled bath with tiled splash backs, ceramic tiled flooring, inset downlights, shaver point an extractor fan and opaque uPVC double glazed window to the side.

### OUTSIDE

#### Private Rear Garden

An area of raised timber decking is surrounded by timber wall panelled surround and facilitated by side gated access, a paved patio and lawn.

#### Detached Garage

9'6" x 19'8" (2.90m x 5.99m)

Benefitting from both light and power and accessible via an 'up and over' door to the front.

#### Front

A block paved, tandem driveway offers off-road parking for multiple vehicles and sits adjacent to a well maintained lawn edged with slate shingling and a range of mature shrubs with a paved walkway giving way to the front door under a canopy porch.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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

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