



Sinclair

105 Melbourne Road, Ibstock, Leicestershire, LE67 6NN

Offers In The Region Of
£360,000

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Property at a glance

- Four Double Bedrooms
- Integral Garage
- En-suite & Bathroom
- Council Tax Band*: C
- Cottage, Circa 1832
- Off Road Parking
- Centre of Village
- Price: £360,000

Overview

THIS FOUR BEDROOM CHARACTER COTTAGE CIRCA 1832 comes to the market offering an open plan lounge/diner, a modern breakfast kitchen, an inviting reception hall and integral garage with utility room to the ground floor and stairs rising to the first floor giving way to four double bedrooms including the family bathroom and en-suite respectively. Externally the property enjoys a low maintenance rear garden and ample front able to accommodate off road car standing. An early viewing comes highly advised in order to avoid disappointment. 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).

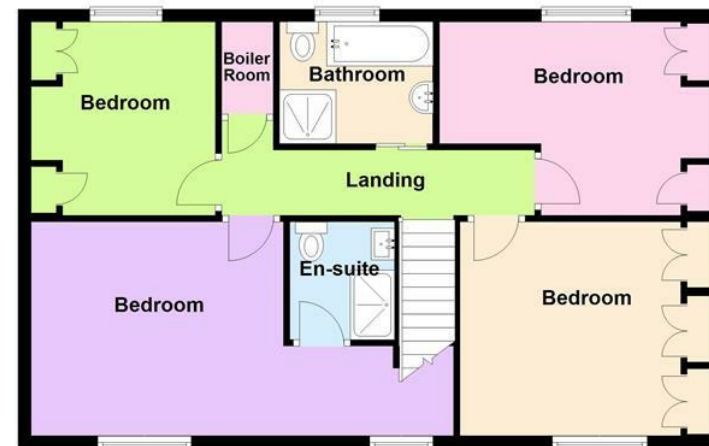


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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GROUND FLOOR

Reception Hall

Entered via a bespoke Acoya front door and complemented by oak parquet flooring, stairs rising to the first floor, access to under stairs storage showing off exposed timber beams and having a mahogany double glazed lead lined window to front.

Lounge/Diner

9'9" (widening to 13'9") x 21'5" (2.97m (widening to 4.19m) x 6.53m)

Enjoying a dual aspect with mahogany double glazed lead lined windows to front and rear, wall lighting, exposed timber beams and a brick fireplace (not in use) acting as a focal point for the room.

Breakfast Kitchen

13'3" x 10'0" (4.04m x 3.05m)

Inclusive of the attractive range of wall and base cupboards, butchers block work surfaces, integrated dishwasher, fridge/freezer, single electric oven with microwave/grill, five ring gas hob with extractor hood and having a Belfast sink with swan neck mixer tap and tiled splashbacks. The kitchen enjoys ceramic tiled flooring, two mahogany double glazed lead lined windows to rear and Acoya rear timber door accessing the rear garden, exposed timber beams and under cabinet lighting,

FIRST FLOOR

Landing

Giving way to the entire first floor accommodation and comprise as loft hatch (pull down ladder, partly boarded) and dado rail.

Bedroom One

13'3" x 10'9" (4.04m x 3.28m)

Enjoying two mahogany double glazed lead lined windows to front and giving way to the en-suite shower room.

En-suite Shower Room

5'4" x 7'1" (1.63m x 2.16m)

This three piece suite comprises low level push button wc, vanity wash hand basin with mono bloc mixer tap, double shower enclosure with thermostatic shower tap, ceramic tiled flooring, partly tiled walls, extractor fan and heated towel rail.

Bedroom Two

11'1" (to wardrobes) x 11'0" (3.38m (to wardrobes) x 3.35m)

Enjoying a range of fitted wardrobes and a mahogany double glazed lead lined window to front.

Bedroom Three

14'3" x 10'2" (4.34m x 3.10m)

Having a range of fitted wardrobes and a mahogany double glazed lead lined window to rear.

Bedroom Four

9'7" x 10'0" (2.92m x 3.05m)

Having a range of fitted wardrobes and a mahogany double glazed lead lined window to rear.

Boiler Room

Accessible via the landing, the boiler room comprises a useful storage space and housing the gas fired central heating boiler.

Family Bathroom

8'0" x 6'4" (2.44m x 1.93m)

This four piece suite comprises low level push button wc, panelled bath, corner shower enclosure with thermostatic mixer shower tap, vanity wash hand basin with mono bloc mixer tap, ceramic tiled flooring, and heated towel rail. Other benefits include tiled walls, inset down lights and extractor fan and a mahogany double glazed lead lined window to rear.

OUTSIDE

Private Rear Garden

A paved seating area facilitated by wall lighting and gives way to a further paved patio which is in turn surrounded by timber close fence panelling and sits adjacent to an area of well maintained stone shingling with part planted borders which in turn host a range of trees and shrubs. The garden also features a brick workshop/shed with timber door, water point and two timber framed single glazed windows flanking the door.

Front

Block paved driveway offers off road parking for multiple vehicles and sits adjacent to a planted area hosting a range of shrubs which is partly surrounded by timber framed picket fencing.

Garage

13'1" (narrowing to 10'7") x 21'3" (3.99m (narrowing to 3.23m) x 6.48m)

Entered via timber framed doors with inset lead lined single glazed panels and having light, power, water point, wooden work bench and further timber framed personal door to rear.

Utility

6'2" x 7'5" (1.88m x 2.26m)

Enjoying light, power, space and plumbing for appliances, a timber framed opaque single glazed window to side and a timber framed door for access.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	68	
(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	

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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

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* 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.

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