



Sinclair

41 Usbourne Way, Ibstock, Leicestershire, LE67 6AH

£385,000

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Property at a glance

- Four Hammonds Fitted Bedrooms
- En-Suite & Family Bathroom
- Lounge, Study, Dining/Play Room
- Superb Dining Kitchen
- Utility, Guest Cloakroom/Wc
- Landscaped Garden, Garage
- Council Tax Band*: E
- Price: £385,000

Overview

**** WOW FACTOR GUARANTEED **** FOUR HAMMONDS FITTED DOUBLE BEDROOMS, PRIVATE LANDSCAPED GARDEN, AMTICO FLOOR FINISHES. A STUNNING CONTEMPORARY FAMILY HOME UPGRADED AND IMMACULATLY PRESENTED. HIGHLY RECOMMENDED FOR VIEWING AT THE EARLIEST OPPORTUNITY. ** The accommodation features three reception rooms, superb spacious and well appointed dining kitchen, utility room, guest cloakroom with Wc, four fitted double bedrooms, en-suite shower room, family bathroom, garage, side driveway and the delightful landscaped walled and fenced rear garden enjoying privacy and a sunny aspect. EPC RATING C.

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

Canopy Porch

With composite double glazed front door to the hall.

Reception Hall

With feature central staircase leading off, Amtico floor finish, two uPVC double glazed windows, radiator and cupboard beneath staircase.

Guest Cloakroom

With white suite having chrome finished fittings comprising low level Wc, corner pedestal wash hand basin, tiled splashback, Amtico floor finish, radiator and ceiling mounted fan.

Dining Room/Play Room

10'5" x 8'7" (3.18m x 2.62m)

With uPVC double glazed window to front, Amtico floor finish and radiator.

Study

7'10" x 7'9" (2.39m x 2.36m)

With uPVC double glazed window to front, Amtico floor finish and radiator.

Lounge

11'7" x 14'10" (3.53m x 4.52m)

With recently installed contemporary fireplace, electric flame effect fire, radiator and uPVC double glazed window to rear.

Superb Family Dining Kitchen

17'0" x 14'8" widening to 16'5" (5.18m x 4.47m widening to 5.00m)

Inclusive of the attractive range of base and wall cupboards, one and a quarter bowl stainless steel sink unit, built in oven, four ring hob, filtration hood, dishwasher, fridge/freezer, tiled splashbacks, Amtico floor finish, two double glazed skylights and two uPVC double glazed windows together with door to the rear garden.

Utility Room

6'10" x 5'10" (2.08m x 1.78m)

Inclusive of the base and wall cupboard (housing the gas fired central heating boiler) stainless steel sink unit, tiled splashback, Amtico floor finish, radiator and double glazed composite door to side.

FIRST FLOOR

Landing

With radiator, airing/tank cupboard and access to loft.

Double Bedroom

11'9" x 10'10" to front of wardrobes (3.58m x 3.30m to front of wardrobes)

With uPVC double glazed window to front, radiator and Hammonds fitted furniture incorporating three double wardrobes.

En-Suite Shower Room

With white suite having chrome finished fittings comprising double tiled shower cabinet, pedestal wash hand basin, tiled splashbacks, low level Wc, Amtico floor finish, ceiling mounted fan, radiator and uPVC double glazed window.

Double Bedroom

9'2" to front of wardrobes x 10'0" (2.79m to front of wardrobes x 3.05m)

With uPVC double glazed window to rear, radiator and Hammonds fitted furniture incorporating two double wardrobes.

Family Bathroom

With white suite having chrome finished fittings comprising panelled bath with shower over, pedestal wash hand basin, tiled splashbacks, low level Wc, Amtico floor finish, radiator, ceiling mounted fan and uPVC double glazed window.

Double Bedroom

10'3" x 10'6" to front of wardrobes (3.12m x 3.20m to front of wardrobes)

With uPVC double glazed window to rear, radiator and two ranges of Hammonds fitted furniture incorporating two double and one single wardrobes and a double shelved cupboard with adjoining double floor cupboard having display shelving over.

Double Bedroom

11'5" to front of wardrobes (min 7'2") x 10'4" (3.48m to front of wardrobes (min 2.18m) x 3.15m)

With uPVC double glazed window to front, radiator and Hammonds fitted furniture incorporating three double wardrobes.

OUTSIDE

Private Rear Garden

Forming a particular feature of the property having been professionally landscaped and enjoying a sunny aspect, walled and fenced boundaries, natural limestone patio, water point, light, shaped lawn with block edging, attractive borders and screened bin area.

Garage

9'8" x 20'0" (2.95m x 6.10m)

Of brick construction with pitched roof, up and over entrance door, side double glazed personal door, light and power. The garage is approached by a tarmacadam driveway.

Front Garden

With light, lawn and shrubs.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	79	
(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	

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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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