



# Sinclair

5 Argyle Street, Ibstock, Leicestershire, LE67 6NB

£220,000

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

## Property at a glance

- Two Double Bedrooms
- Cul-De-Sac
- Village Center Location
- Council Tax Band\*: B
- Large Rear Garden
- Planning Permission For Extension
- Partly Renovated
- Price: £220,000

## Overview

\* OFFERED WITH NO UPWARD CHAIN \* This TWO BEDROOM SEMI-DETACHED HOUSE comes to the market offering GRANTED PLANS FOR EXTENDING to the side and rear to make a potential THREE/FOUR bedroom property, a new Wren kitchen, dining room, lounge, guest cloakroom and lean to. Whilst the first floor benefits from a modern family bathroom and two double bedrooms. Situated within a quiet cul-de-sac, the property sits within walking distance to the village centre whilst boasting privacy throughout. Also benefitting from a large private rear garden, early viewings are highly advised. EPC RATING D.

## Location\*\*

Ilstock enjoys a thriving sense of community along with the advantages of amenities that come with a larger village. Ilstock 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

#### Lean-to

7'7 x 21'1 (2.31m x 6.43m)

Entered through a timber front door, concrete flooring, timber paneled door with inset opaque glass accessing the rear of the property. Also enjoying access to guest cloakroom, understairs cupboard and kitchen.

#### Guest Cloakroom

3'3 x 4'4 (0.99m x 1.32m)

Comprising a low level, push button WC, vanity wash hand basin, timber effect laminate flooring and tiled splashbacks.

#### Kitchen

17'5 (min 14'1) x 7'11 (min 6'4) (5.31m (min 4.29m) x 2.41m (min 1.93m))

Enjoying a range of base units, ceramic one and a half sink drainer unit with mixer tap, space and plumbing for appliances, timber worktops and a wall mounted gas combi boiler. Also benefitting from three uPVC double glazed windows to the front, tiled splashback and space for a freestanding range oven.

#### Dining Room

14'2 x 11'5 (4.32m x 3.48m)

Having a wall mounted Bio Ethanol fire, pendant light and access to the first floor.

#### Lounge

16'5 x 12'5 (5.00m x 3.78m)

A feature brick wall, gas fire with a tiled hearth and surround act as a focal point, wall lights, laminate flooring and uPVC double glazed window to rear and further uPVC framed patio doors accessing the rear garden.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing give way to TWO DOUBLE BEDROOMS and family bathroom respectively. Comprising a loft hatch and a uPVC double glazed window to the side.

#### Bedroom

14'2 x 8'3 (4.32m x 2.51m)

Having uPVC double glazed window to rear, pendant light.

#### Bedroom

10'2 x 11'3 (3.10m x 3.43m)

Benefitting from uPVC double glazed window to front and fitted shelved storage unit.

#### Family Bathroom

8'4 x 8'1 (2.54m x 2.46m)

This three piece white suite comprises a low level push button WC, vanity wash hand basin with mixer tap, a paneled bath with splash screen and thermostatic shower over, part tiled walls, ceramic tiled flooring, inset downlights, extractor fan, heated towel rail, wall lighting and having opaque uPVC double glazed window to front.

### OUTSIDE

#### Rear Garden

Private and well proportioned rear garden with a slabbed patio seating area, the garden is laid to lawn with timber screening and an array of shrubs to the boundaries.

#### Front

To the front of the property there is a tarmacadam driveway providing ample off road car standing for multiple vehicles as well as a paved area accessing the property.

#### Note to buyers

There is planning permission in place for a side and rear extension to make a potential three/four bedroom property. Application Ref: 24/00534/FUL

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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>86</b>                                                                         |
| (69-80) <b>C</b>                                   |                            |                                                                                   |
| (55-68) <b>D</b>                                   | <b>58</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<br>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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