



Sinclair

83 Mill Hill Wood Way, Ibstock, Leicestershire, LE67 6QD

£495,000

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Property at a glance

- Three Storey Detached Home
- Two En-suites & Family Bathroom
- Gardens
- Council Tax Band*: F
- Five Double Bedrooms
- Top Floor Master Suite
- Detached Double Garage
- Price: £495,000

Overview

**** WOW FACTOR GUARANTEED **** This FIVE DOUBLE BEDROOM DETACHED FAMILY HOME comes to the market set over THREE STOREYS and benefits from a wealth of internal and external accommodation and in brief comprises a bay fronted lounge/dining area, play room, guest cloakroom, superb 24'9 kitchen/diner, conservatory porch and utility room to the ground floor with stairs rising to the first floor landing giving way to four double bedrooms, and including 2nd bedroom with en-suite and family bathroom respectively with a further set of stairs rising to the second floor which gives way to the master suite with separate dressing area and five piece bathroom en-suite. Externally the property enjoys ample off road parking, double garage, rear garden with home bar. EARLY VIEWINGS COME HIGHLY ADVISED. EPC RATING B.

Location**

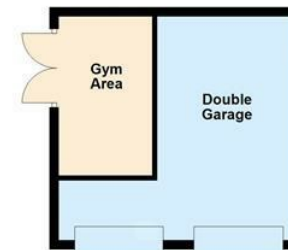
Ibstock enjoys a thriving sense of community along with the advantages of amenities that come with a larger village. Ibstock Junior School and the High School and Community College are conveniently located in the village, whilst shopping facilities include a Cooperative store, family butcher, post office, 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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Ground Floor



First Floor



Second Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a composite front door with inset opaque double glazed panel and comprising timber effect ceramic tiled floor with a host of timber framed wall panelling and granting access to the under stairs storage.

Guest Cloakroom

Comprising a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, extractor fan, part wall tiling and continued flooring from the entrance hall.

Play Room

9'1" x 13'6" (2.77m x 4.11m)

Enjoying a uPVC double glazed bay window to side and further uPVC double glazed to front offering a dual aspect.

Lounge Area

11'7" x 14'7" (3.53m x 4.45m)

Enjoying a uPVC double glazed bay window to front, timber wall panelling and opening into the dining area.

Dining Area

11'7" x 6'8" (3.53m x 2.03m)

Enjoying a continuation from the lounge area and comprising a double set of doors accessing the kitchen/diner.

Living Kitchen/Diner

24'9" x 12'3" (7.54m x 3.73m)

Inclusive of the attractive range of base and wall units with complementary butchers block work surfaces, five ring gas hob with splash screen and extractor hood over, one-and-a half bowl porcelain sink and drainer unit with flexi hose mixer tap, double electric oven/grill, further integrated dishwasher and fridge/freezer. The kitchen also benefits from tiling to splash prone areas, inset down lights, a floating island with matching butchers block work surface, ceramic tiled flooring, two timber framed Velux windows and further uPVC double glazed windows to side and rear whilst also featuring uPVC double glazed French doors accessing the conservatory porch.

Conservatory Porch

Comprising of timber and double glazed construction with ceramic tiled flooring benefitting from plenty of natural light and granting access to the rear garden.

Utility Room

8'3" x 5'8" (2.51m x 1.73m)

Inclusive of a range of base units with rolled edge work surfaces, sink and drainer unit, continued ceramic tiled flooring from the kitchen/diner, extractor fan, uPVC double glazed window to side and having a gas fired central heating boiler.

FIRST FLOOR

Landing

Stairs rising to the first floor gives way to four double bedrooms, en-suite and family bathroom and comprises uPVC double glazed window to front and airing cupboard which in turn hosts the hot water cylinder.

Bedroom

14'6" x 8'4" (4.42m x 2.54m)

Enjoying uPVC double glazed to side, double fitted wardrobe and further single fitted wardrobe and granting access to the en-suite

En-suite Shower Room

This three piece suite comprises low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, tiled splashbacks, double shower enclosure with thermostatic bar mixer shower tap, inset down lights, extractor fan and timber effect laminate flooring.

Bedroom

12'0" x 9'7" (3.66m x 2.92m)

Having uPVC double glazed window to front.

Bedroom

9'3" x 12'8" (2.82m x 3.86m)

Having a dual aspect with uPVC double glazed windows to front and side.

Bedroom

12'0" x 9'6" (3.66m x 2.90m)

Having wall panelling and uPVC double glazed window to rear.

Family Bathroom

8'3" x 7'3" (2.51m x 2.21m)

This four piece suite comprises low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, tiled splashbacks, panelled bath and shower enclosure with thermostatic mixer shower tap. Other benefits include opaque uPVC double glazed window to side, inset down lights, extractor fan and timber effect laminate flooring.

SECOND FLOOR

Landing

The landing to the second floor gives way to the master suite and in turn comprises a storage cupboard.

Master Bedroom

10'8" x 20'4" (3.25m x 6.20m)

Enjoying two timber framed Velux windows to side, access to the loft and giving access to the dressing area.

Dressing Area

7'9" x 14'5" (2.36m x 4.39m)

Having three double fitted wardrobes and a further single fitted wardrobe whilst also benefitting from a dual aspect via a timber framed Velux window to rear and uPVC double glazed window to front.

En-Suite Bathroom

8'4" x 10'6" (2.54m x 3.20m)

This five piece suite comprises two separate pedestal wash hand basins, low level push button w.c, panelled bath and separate shower enclosure, tiling to splash prone areas

and having inset down lights, extractor fan, shaver point, timber effect laminate flooring and opaque uPVC double glazed window to front.

OUTSIDE

Rear Garden

Enjoying Indian flag paved patio area edged with slate shingling giving way to multiple areas of raised timber decking which in turn comprises seating areas and is complemented by a well maintained lawn with a range of mature shrubs surround by timber board fencing and brick wall respectively with lighting.

Home Bar

11'4" x 7'4" (3.45m x 2.24m)

Having double timber framed entrance doors, a home bar area which in turn comprises light and power.

Front

A double tarmacadamed driveway offers off road parking for multiple vehicles and is facilitated by wall lighting, side gated access to the garden, canopy porch to the front flanked with wall lighting and a cobbled stone entrance bisecting an area of lawn and shrubs with slate shingles edging whilst also featuring an electric vehicle car charging point.

Double Garage

17'3" max x 16'1" max (5.26m max x 4.90m max)

The double garage enjoys a double up-and-over entrance doors with both light and power and comprises a gym area.

Gym Area

6'9" x 11'6" (2.06m x 3.51m)

Benefitting from light, power and uPVC double glazed French doors.



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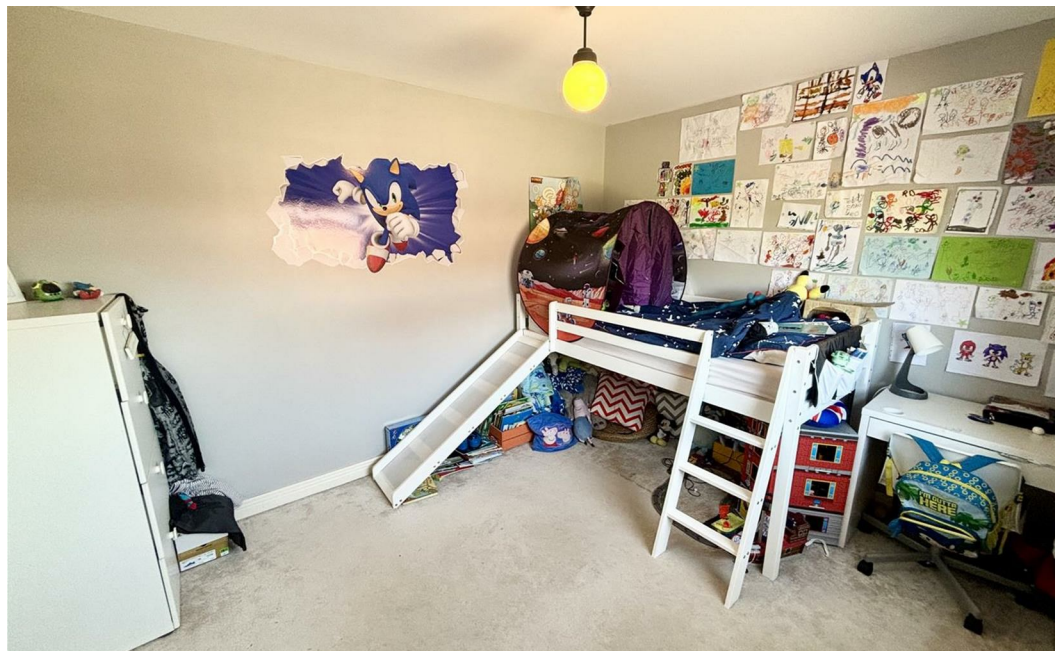
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	86	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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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