



Sinclair

32 Valley Road, Ibstock, Leicestershire, LE67 6NY

£240,000

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Property at a glance

- No Upward Chain
- Detached House
- Sought After Location
- Council Tax Band*: C
- Three Bedrooms
- Open Plan Lounge/Diner
- Ideal Family Home
- Price: £240,000

Overview

OFFERED WITH NO UPWARD CHAIN this THREE BEDROOM DETACHED FAMILY HOME comes to the market in the popular commuter village of Ibstock and in brief enjoys a generous entrance hall with ground floor WC, an open plan lounge/diner circa 24'8" and having good sized kitchen to the ground floor with stairs rising to the first floor landing giving way to the family bathroom and three good size bedrooms. Externally, the home enjoys a block paved driveway to the front offering off road parking for multiple vehicles, a detached garage to rear and a modest rear garden. 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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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered via a composite front door with inset opaque, double glazed panel and comprising coving, stairs rising to the first floor and access to the under stairs storage.

Guest Cloakroom

Comprising a low level WC, wash hand basin with tiled splash back and instant hot/cold water tap, an opaque uPVC double glazed window to front and having coving.

Lounge/Diner

11'1" x 24'8" (3.38m x 7.52m)

Enjoying dual aspect with uPVC double glazed window to front and uPVC framed glazed patio doors to rear. The lounge/diner boasts an Adam style fireplace with gas inset living flame and coving, whilst giving way to the kitchen.

Kitchen

9'6" x 11'4" (2.90m x 3.45m)

Inclusive of a range of wall and base units with complementary rolled edge work surfaces. A free standing electric cooker (four ring hob), space and plumbing for multiple appliances, a one and a half bowl sink and drainage unit with Swan neck mixer tap, tiles to splash prone areas, ceramic tiled flooring, a wall mounted gas fired central heating boiler, the uPVC double glazed window to rear and benefiting from rear access via a uPVC framed rear door with inset opaque double glazed panel accessing the rear garden.

First Floor

Landing

Stairs rising to the first floor landing gives way to three good sized bedrooms and the family bathroom, comprising loft hatch, coving and uPVC double glazed window to side.

Bedroom One

11'1" x 14'3" (3.38m x 4.34m)

Having coving and uPVC double glazed window to rear.

Bedroom Two

9'8" x 9'9" (2.95m x 2.97m)

Having a uPVC double glazed window to rear and a walk in storage cupboard.

Bedroom Three

6'4" x 6'6" (1.93m x 1.98m)

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

Family Bathroom

7'6" x 5'2" (2.29m x 1.57m)

This three piece comprises a low level push button w.c, pedestal wash hand basin and panelled bath which in turn enjoys an electric power shower over, tiled walls and an opaque uPVC double glazed window to rear.

OUTSIDE

Private Rear Garden

A paved patio area gives way to a planted area which in turn enjoys a host of mature shrubs and is enclosed by timber feather board fence panelling and enjoys a sunny aspect.

Detached Garage

8'1" x 15'9" (2.46m x 4.80m)

Entered via an up and over door to front and benefiting from both light and power.

Front

A block paved driveway offers off road parking for multiple vehicles to the front and side of property via a set of wrought iron gates whilst a modest planted area to the front offers a bit of greenery to contrast against the slate tiled porch with wrought iron fence which in turn gives way to the front door.



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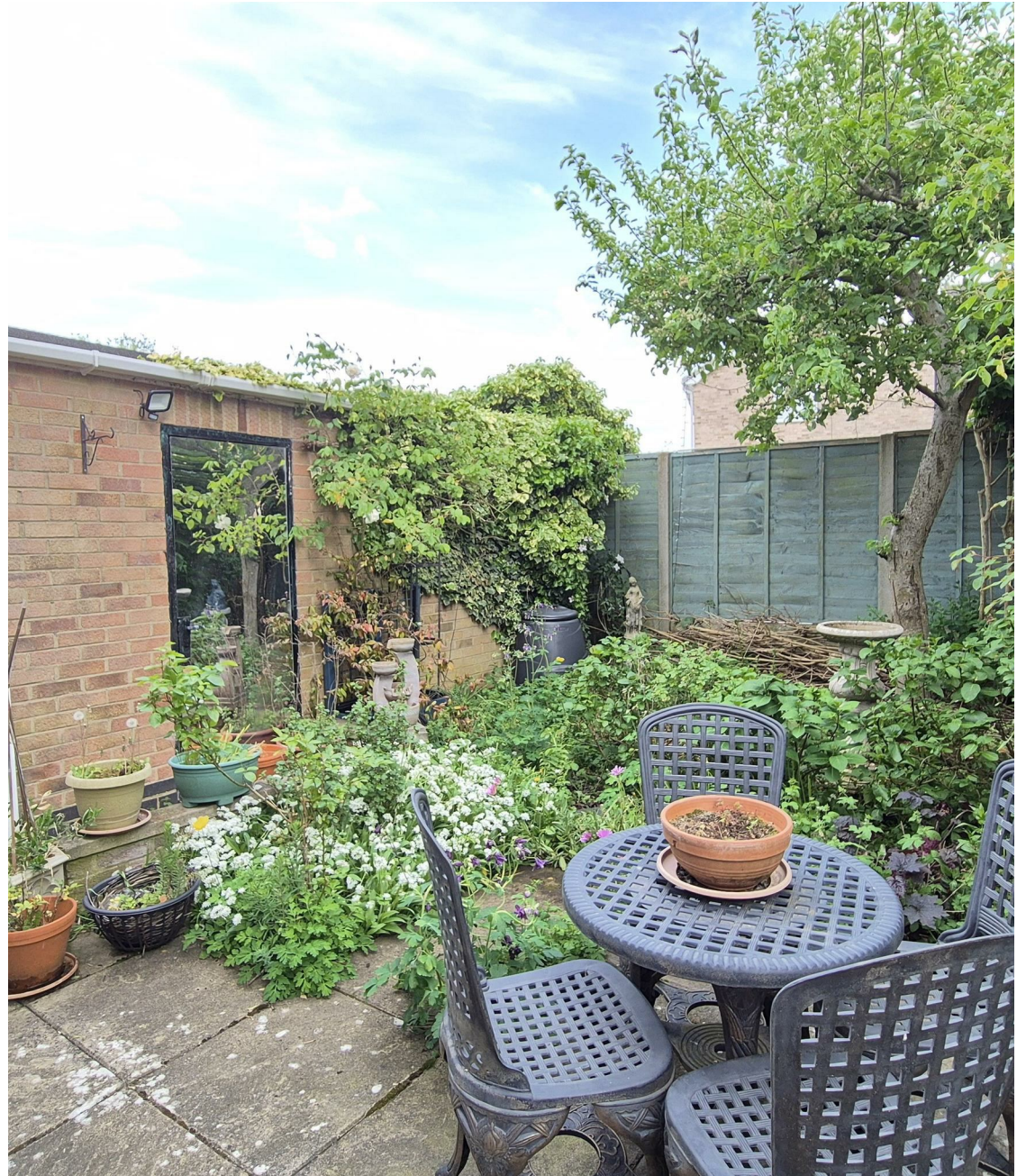


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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(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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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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