



Sinclair

82A Station Road, Ibstock, Leicestershire, LE67 6JJ

£425,000

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Property at a glance

- No Upward Chain
- Three Double Bedrooms
- Fields Views
- Council Tax Band*: D
- Dormer Bungalow
- Shower Room & Bathroom
- Double Garage
- Price: £425,000

Overview

**** OFFERED WITH NO UPWARD CHAIN **** This **THREE BEDROOM DETACHED DORMER BUNGALOW** comes to the market offering **FIELDS VIEWS** to rear and is situated within a popular position within the sought after village of Ibstock. In brief the property enjoys a open entrance hall which in turn gives way to the five piece bathroom suite, kitchen/breakfast Room, lounge, dining room and double bedroom with stairs rising to the first floor with two further double bedrooms and shower room respectively. Externally, the property offers ample off road parking to the front with double integral garage and low maintenance garden to rear with wonderful field views. 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.



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Detailed Accommodation

GROUND FLOOR

Entrance Porch

Entered through a timber front door with inset opaque single glazed panel and comprising inset footwell, coving and granting access to the ground floor accommodation and garage.

Entrance Hall

Comprising coving, ceiling rose, uPVC double glazed window to side and stairs rising to the first floor.

Double Bedroom

12'6" x 13'0" (3.81m x 3.96m)
Having coving and uPVC double glazed window to front.

Bathroom

12'6" x 5'8" (3.81m x 1.73m)
This five piece suite comprises a panelled bath, pedestal wash hand basin, bidet, low level wc and shower enclosure which in turn enjoys a thermostatic mixer shower tap. Other benefits include an extractor fan, herringbone effect vinyl flooring, opaque uPVC double glazed window to side and ceramic tiling to walls.

Dining Room

10'4" x 12" (3.15m x 3.66m)
Having uPVC double glazed window to rear, coving and ceiling rose.

Kitchen/Diner

12'6" (min 8'7") x 18'5" (3.81m (min 2.62m) x 5.61m)
Inclusive of a range of wall and base units with tolled edge work surfaces, sink and drainer unit, four ring electric hob with extractor hood over, electric oven/grill, tiling to splash prone areas, ceramic tiled flooring and integrated fridge and benefitting from uPVC double glazed window to rear. The kitchen also comprises a gas fired central heating boiler, coving and uPVC door accessing the private rear garden.

Lounge

12'0" x 15'9" (3.66m x 4.80m)
Enjoying coving, ceiling rose, uPVC double glazed patio doors accessing the private rear garden and Adam style fireplace with gas inset living flame fire with tiled hearth and brick surround.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to the shower room and two double bedrooms respectively and comprises a loft hatch, timber framed sky light to side and two separate access into eaves storage.

Shower Room

5'9" x 6'4" (1.75m x 1.93m)
This three piece suite comprises a low level w.c, wall mounted wash hand basin, shower enclosure with mixer tap, tiling to splash prone areas and a timber framed Velux window to side.

Double Bedroom

12'3" x 14'3" (narrowing to 10'5") (3.73m x 4.34m (narrowing to 3.18m))
Having double fitted storage cupboard and uPVC double glazed window to front.

Double Bedroom

12'5" x 14'8" (narrowing to 10'8") (3.78m x 4.47m (narrowing to 3.25m))
Enjoying two double fitted storage cupboards along with inset drawers and a further dressing area comprising an inset sink unit whilst also featuring a uPVC double glazed window to rear enjoying field views.

OUTSIDE

Private Rear Garden

A paved patio area facilitated by side gated access and water point descends to a well maintained lawn hosting a range of mature shrubs and hedges whilst featuring field views.

Front

A double tarmacadamed driveway offers off road parking for multiple vehicles and sits adjacent to an area of lawn whilst granting access to the front door via a paved walkway with block edging. The driveway also provides access to the double integral garage.

Double Garage

14'4" x 16'5" (4.37m x 5.00m)
Having light, power and up-and-over entrance door.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(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

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Thinking of Selling?

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