



2 Wellington Court, Ibstock, Leicestershire, LE67 6AG

£245,000

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

## Property at a glance

- No Upward Chain
- Three Double Bedrooms
- Kitchen/Diner
- Council Tax Band\*: C
- Three Storey House
- En-Suite & Family Bathroom
- Parking & Garage
- Price: £245,000

## Overview

**\*\* OFFERED WITH NO UPWARD CHAIN \*\*** This THREE BEDROOM, THREE STOREY MODERN TOWN HOUSE comes to the market occupying a cul-de-sac setting within the popular commuter village of Ibstock. In brief the property comprises entrance hall, bay fronted lounge, open plan kitchen/diner and ground floor w.c with stairs rising to the first floor landing giving way to two double bedrooms and the family bathroom. A further staircase to the second floor gives way to the main bedroom and en-suite. Externally, the property enjoys a low maintenance frontage, private garden to rear, parking and single garage. Early viewings come highly advised in order to avoid disappointment. EPC RATING AWAITED.

## 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



Second Floor



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## Detailed Accommodation

### GROUND FLOOR

#### Entrance Hall

Entered through a composite front door and comprising an inset footwell and stairs rising to the first floor whilst giving way to the bay fronted lounge.

#### Lounge

12'1" x 17'8" (3.68m x 5.38m)

Enjoying a uPVC double glazed bay window to front.

#### Kitchen/Diner

15'5" x 9'6" (4.70m x 2.90m)

Inclusive of the modern range of wall and base units with complementary work surfaces, sink and drainer unit with mixer tap, six ring gas hob with splash screen and extractor hood over, double electric oven/grill and wall mounted gas fired central heating boiler. Other benefits include a uPVC double glazed window to rear, uPVC double glazed French doors accessing the rear garden, space and plumbing for appliances and ceramic tiled floor.

#### Guest Cloakroom

Comprising a low level push button w.c, pedestal wash hand basin, extractor fan and continued ceramic tiled floor from the kitchen/diner.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing gives way to two double bedrooms and family bathroom and comprises uPVC double glazed window to front and airing cupboard housing the hot water cylinder along with additional set of stairs accessing the second floor.

#### Family Bathroom

7'4" x 6'6" (2.24m x 1.98m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, panelled bath with hand held mixer shower tap, part tiled walls, ceramic tiled flooring and extractor fan.

#### Bedroom

15'5" x 8'5" (4.70m x 2.57m)

Having two uPVC double glazed window to rear.

#### Bedroom

8'6" x 10'2" (2.59m x 3.10m)

Having uPVC double glazed window to front.

### SECOND FLOOR

#### Bedroom

15'6" x 12'5" (4.72m x 3.78m)

Having loft hatch, uPVC double glazed window to front and a range of fitted wardrobes and access to the en-suite.

#### En-Suite Shower Room

7'5" x 5'1" (2.26m x 1.55m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, shower enclosure with thermostatic bar mixer shower tap, ceramic tiled flooring, part tiled walls, extractor fan, shaver point and Velux skylight.

### OUTSIDE

#### Private Rear Garden

Benefitting from a sunny aspect and enjoying a well maintained lawn edged with a range of shrubs and having a paved walkway to both the side and separate rear gated access and facilitated by a water point.

#### Single Garage

8'6" x 17'0" (2.59m x 5.18m)

Having up-and-over entrance door with light and power. There is also off road parking to the front of the garage via the shared driveway at the side of the property.

#### Front

Being low maintenance with slate shingling and paved step to the front door.

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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>		
(69-80) <b>C</b>		
(55-68) <b>D</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 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

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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.

## Photographs

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## Thinking of Selling?

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**Sinclair**

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: [coalville@sinclairestateagents.co.uk](mailto:coalville@sinclairestateagents.co.uk)