



Sinclair

39 Station Road, Ibstock, Leicestershire, LE67 6JL

£350,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Cellar/Cinema Room
- Detached Garage
- Three Bedrooms
- Council Tax Band*: B
- Period Property
- Open Plan Lounge/Diner
- Private Rear Garden
- Price: £350,000

Overview

THIS THREE BEDROOM PERIOD HOME comes to the market with a CONVERTED CELLAR/CINEMA ROOM, AN EXTENDED KITCHEN/DINER and features a good sized garden with home bar and detached garage to say the least. In brief the property comprises an open plan bay fronted lounge/diner an expansive entrance hall, open plan kitchen/diner which in turns open into an extended garden room with stairs rising to the first floor giving way to three bedrooms and the family bathroom and further enjoying a cellar/cinema room. Externally, the property boasts a detached garage, rear garden, summer house/home bar and off road parking. Situated in the popular commuter village of Ibstock this one is not to be missed! 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.



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a composite front door and comprising stairs rising to the first floor and descending to the cellar/cinema room, dado rail and timber effect laminate flooring.

Lounge/Diner

12'1" (widening to 14'0") x 30'0" (3.68m (widening to 4.27m) x 9.14m)

Enjoying a uPVC double glazed bay window to front, Adam style fireplace with gas inset living flame with cast iron and tiled surround on a polished granite hearth. There is also an additional fireplace in the form of a cast iron log burner on a herringbone brick hearth and surround with double full length cupboard and uPVC double glazed window to rear.

Kitchen/Diner

18'5" x 11'9" (5.61m x 3.58m)

Inclusive of the range of wall and base units with butchers block work surfaces, ceramic tiled floor, 8 ring gas range cooker (bush) with extractor hood over and Carrera marble splash backs. The kitchen also features an island unit, space and plumbing for appliances, a Belfast sink with flexi hose swan neck mixer tap, a vaulted ceiling with sky light and a dual aspect with uPVC double glazed windows to side and rear.

Garden Room

11'9" x 14'0" (3.58m x 4.27m)

Opening up from the kitchen/diner, the garden room enjoys inset down lights, uPVC double glazed French doors to both side and rear accessing the private rear garden.

Cellar/Cinema Room

10'9" x 11'4" (3.28m x 3.45m)

Solid stone steps descend to the cinema room via an area of ceramic tiled flooring and sound absorbent walls and in turn comprises light, power and inset down lights.

FIRST FLOOR

Landing

Giving way to three bedrooms and family bathroom and comprises a dado rail and loft hatch.

Bedroom

12'8" (to chimney breast) x 10'7" (3.86m (to chimney breast) x 3.23m)

Enjoying a uPVC double glazed window to front, a range of birch fitted wardrobes and a cast iron fireplace with tiled surround (not in use).

Shower Room

4'0" x 16'7" (1.22m x 5.05m)

Having a low level push button w.c, pedestal wash hand basin, oversized shower enclosure with thermostatic waterfall mixer tap, tiled walls, ceramic tiled flooring, loft hatch and opaque uPVC double glazed window to front.

Bedroom

12'1" x 14'2" (3.68m x 4.32m)

Having uPVC double glazed window to rear, dado rail and cast iron fireplace (not in use).

Bedroom

8'1" x 12'0" (2.46m x 3.66m)

Having airing cupboard housing the gas fired central heating boiler and uPVC double glazed window to side.

OUTSIDE

Rear Garden

A block paved courtyard facilitated by wall lighting, electric power point and water point gives way to a well maintained lawn which in turn leads to a raise patio area with an adjacent area of stone shingling and surrounded by timber board fencing and block wall respectively and also hosting a timber framed summer house/home bar.

Please be advised the neighbouring property has pedestrian access across the courtyard.

Summer House/Home Bar

11'0" x 9'8" (3.35m x 2.95m)

Benefitting from light, power and entered via timber framed double doors flanked by timber framed single glazed windows to either side.

Front

A tandem tarmacadamed driveway accessible by wrought iron gates offers off road parking for multiple vehicles and sits adjacent to an elevated brick wall topped with wrought iron fencing which in turn encloses a raised frontage and provides a paved walk way accessing the front door adjacent to an area of stone shingled edgeing.

Detached Garage

10'2" x 17'7" (3.10m x 5.36m)

Benefitting from light, power and electric fob controlled roller door to front, uPVC double glazed window to side.

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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	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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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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3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk