

28 Cedar Drive, Ibstock, Leicestershire, LE67 6HX

£219,995

01530 838338 sinclairestateagents.co.uk

# Property at a glance

- · No Upward Chain
- · Three Bedrooms
- · Rear Garden
- · Council Tax Band\*: B

- · Semi Detached House
- Open Plan Lounge & Dining Room
- Off Road Parking
- Price: £219,995

## Overview

\*\* OFFERED WITH NO UPWARD CHAIN \*\* This THREE BEDROOM SEMI DETACHED HOUSE occupying a sought after location within the popular commuter town of lbstock comes to the market featuring entrance hall, open plan lounge and dining room and access to the kitchen on the ground floor, stairs rising to the first floor provide access to the shower room and three bedrooms. Externally, the property enjoys a private garden to rear and offers a recently tarmacadamed frontage offering off road parking for multiple vehicles. In need of some modernisation this rough gem is filled with potential. 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.

# Ground Floor



#### First Floor





## **Detailed Accommodation**

## **GROUND FLOOR**

## **Entrance Porch**

Entered via a uPVC double glazed door to side with front facing uPVC double glazed window.

## **Entrance Hall**

Having uPVC double glazed door to front and providing stairs rising to the first floor.

# Lounge

14'1" x 13'2" (4.29m x 4.01m)

Enjoying an Adam Style electric fireplace, coving, uPVC double glazed window to front and opening into the dining room.

# **Dining Room**

8'4" x 9'1" (2.54m x 2.77m)

Having coving and uPVC double glazed window to rear.

#### Kitchen

8'2" x 9'2" (2.49m x 2.79m)

Inclusive of the range of wall and base units with complementary rolled edge work surfaces, sink and drainer unit, four ting gas hob with extractor hood over, electric oven/grill, tiled splash backs, ceramic tiled flooring, access to under stairs storage, uPVC double glazed window to rear and uPVC double glazed external door to the carport.

## FIRST FLOOR

# Landing

Stairs rising to the first floor landing gives way to three bedrooms and the shower room and comprises an airing cupboard which hosts the gas fired central heating boiler, loft hatch and uPVC double glazed window to side.

## Bedroom One

10'1" x 11'7" (3.07m x 3.53m)

Having a range of wardrobes and dresser unit with uPVC double glazed window to front.

## **Bedroom Two**

9'0" x 10'9" (2.74m x 3.28m)

Having uPVC double glazed window to rear.

## **Bedroom Three**

6'6" x 7'9" (1.98m x 2.36m)

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

#### Shower Room

7'6" x 5'5" (2.29m x 1.65m)

This Three piece suite comprises corner shower enclosure, low level push button w.c, vanity was hand basin with mono bloc mixer tap, opaque uPVC double glazed window to rear, inset down lights and chrome heated towel rail.

## OUTSIDE

## Private Rear Garden

Accessible via the carport which in turn enjoys a wrought iron gate to the front and provides and electric power point and continued tarmacadamed driveway with block edging from the front. The rear garden benefits from a timber shed, paved patio area, water point, lawn, a host of shrubs and surrounded by timber board fencing.

## Front

A tarmacadamed driveway with block edging and surrounding privet hedge provides access to the front door.

















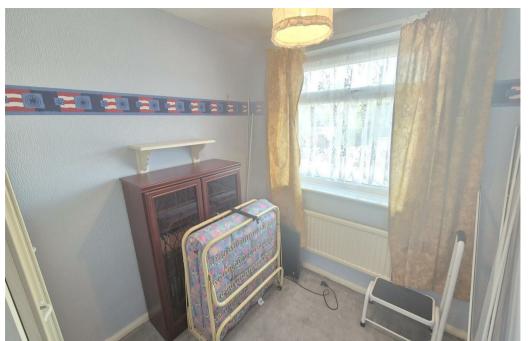
















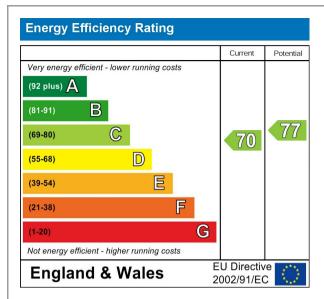




28 Cedar Drive, Ibstock, Leicestershire, LE67 6HX







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

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

- \* 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**

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

#### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

#### Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found at www.sinclairestateagents.co.uk/referral-fee-disclosure



# Thinking of Selling?

For a free valuation of your property with no obligation call Sinclair on 01530 838338









3 Belvoir Road, Coalville, Leicestershire, LE67 3PD Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk