

A two-story brick house with a tiled roof. The front facade features several windows with white frames and light-colored curtains. A small porch with a tiled roof covers the front entrance. To the right, there is a driveway with a black metal gate and a white garage door. A green hedge is in the foreground on the left. The sky is blue with some light clouds.

Sinclair

28 Cedar Drive, Ibstock, Leicestershire, LE67 6HX

£219,995

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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 Ibstock 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.



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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 ring 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 an 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.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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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