



Sinclair

5 Hall Street, Ibstock, Leicestershire, LE67 6JD

£190,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Two Bedrooms
- Kitchen/Diner
- Low Maintenance Rear Garden
- Council Tax Band*: A
- Semi Detached House
- Off Road Parking
- Cul-De-Sac Location
- Price: £190,000

Overview

This TWO BEDROOM SEMI DETACHED HOUSE occupies a cul-de-sac position within the popular commuter village of Ibstock and is ideal first time purchase. In brief the property enjoys an open lounge area and kitchen/diner to the ground floor with stairs rising to the first floor landing providing access to the three piece bathroom suite and two bedrooms. Externally, the property benefits from a low maintenance garden to the rear and a tarmacadamed driveway to the front offering off road parking. Early viewings come highly advised to avoid disappointment. EPC RATING D.

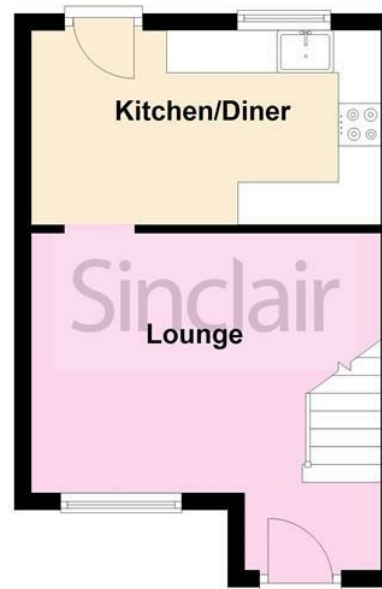
Location**

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.

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Lounge

13'6" x 10'0" (4.11m x 3.05m)

Access via the uPVC front door and having adjacent uPVC double glazed window to front. The lounge comprises timber effect laminate flooring and having stairs rising to the first floor landing.

Kitchen/Diner

13'6" x 7'6" (4.11m x 2.29m)

Inclusive of an attractive range of wall and base units with butchers block work surfaces, sink and drainer unit with swan neck mixer tap, four ring gas hob, electric oven/grill, tiled splash backs, space and plumbing for appliances, ceramic tiled flooring, uPVC double glazed window to rear, gas fired central heating boiler and uPVC double glazed door accessing the rear garden.

FIRST FLOOR

Landing

The first floor landing provides access to two bedrooms and the bathroom.

Bedroom One

10'3" x 9'0" (3.12m x 2.74m)

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

Bedroom Two

7'2" x 8'5" (2.18m x 2.57m)

Having uPVC double glazed window to rear.

Bathroom

6'0" x 5'2" (1.83m x 1.57m)

This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, panelled bath with splash screen and thermostatic mixer waterfall shower over, timber effect vinyl flooring and opaque uPVC double glazed window to rear.

OUTSIDE

Rear Garden

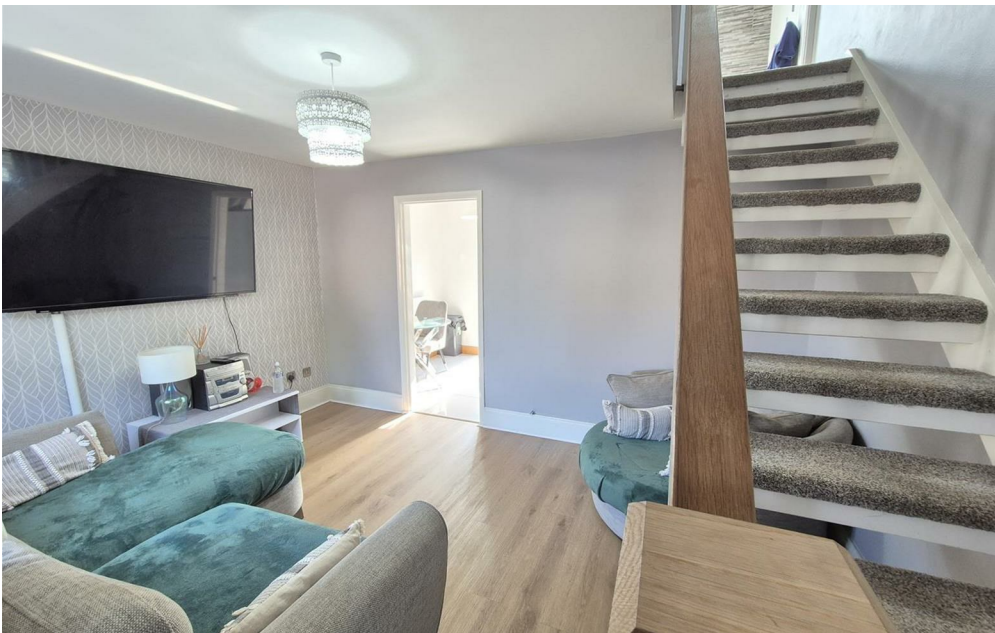
A low maintenance array of Indian flag stone paving complemented by an artificial lawn and surrounded by timber board fencing and provides a sunny aspect and is accessible by a side gate.

Front

A tarmacadamed driveway to the side and front with block edging offers off road parking and gives way to the front door and rear garden respectively.

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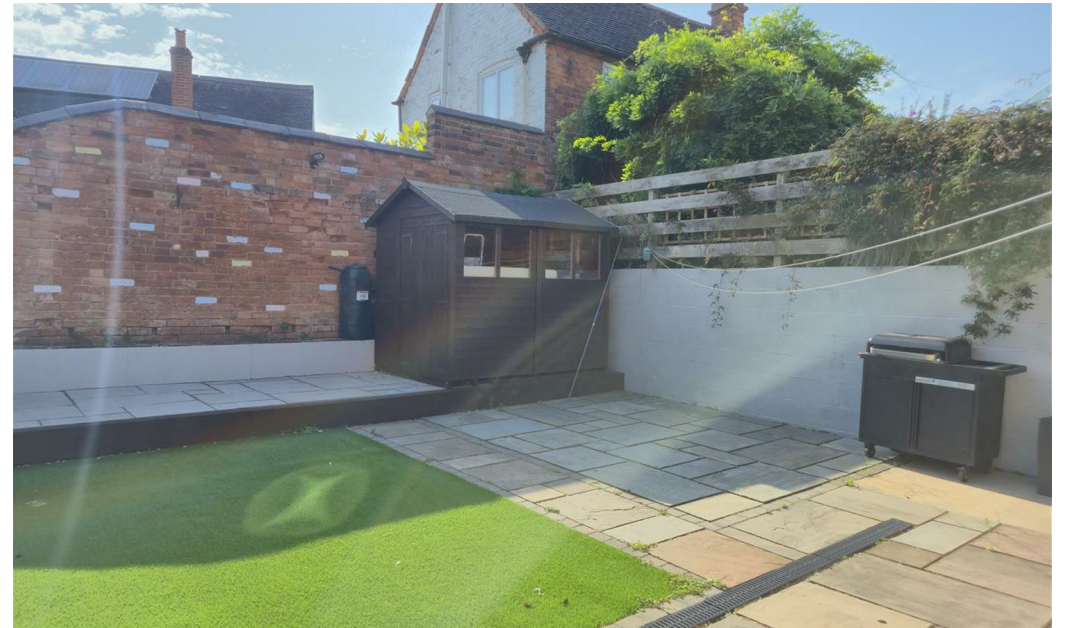
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(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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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

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