



Sinclair

36 Coronet Drive, Ibstock, Leicestershire, LE67 6QF

£230,000

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Property at a glance

- Three Bedrooms
- Ground Floor WC
- En-Suite & Bathroom
- Council Tax Band*: B
- Modern Town House
- Open Plan Kitchen/Diner
- Off Road Parking
- Price: £230,000

Overview

This THREE BEDROOM MODERN TOWN HOUSE comes to the market featuring GROUND FLOOR WC, lounge to the front elevation and a an OPEN PLAN KITCHEN/DINER to rear. Stairs rising to the first floor gives way to three bedrooms including the en-suite shower room and three piece bathroom suite. Externally the property enjoys a private garden to rear and double tarmacadamed driveway to the front offering off road parking. Situated within the popular commuter village of Ibstock and ideal for first time buyers. Early viewings come highly advised. EPC RATING B.

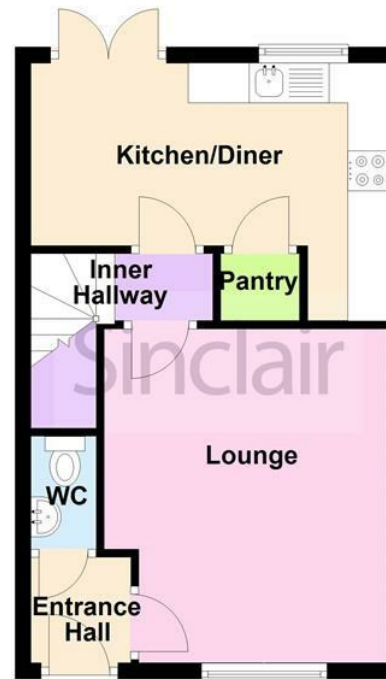
Location**

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

Entrance Hall

Entered through a composite front door and comprises ceramic tiled flooring and inset down lights.

Ground Floor W.C

Comprising a low level push button w.c, wash hand basin with mono bloc mixer tap, tiled splash backs, extractor fan and ceramic tiled flooring.

Lounge

11'4" x 13'9" (3.45m x 4.19m)

Having uPVC double glazed window to front.

Inner Hallway

With stairs raising to the first floor.

Open Plan Kitchen/Diner

14'8" x 10'7" (4.47m x 3.23m)

Inclusive of an attractive range of modern wall and base units with complementary trolled edge work surfaces, sink and drainer unit with flexi hose mixer tap, four ring gas hob with extractor hood over and splash screen whilst also providing space and plumbing for appliances. Other benefits include an array of Zanussi appliances to include integrated dishwasher, fridge/freezer and electric oven and grill. The kitchen is finished with ceramic tiled flooring and further benefits from a concealed gas fired central heating boiler, pantry, uPVC double glazed window to rear and uPVC French doors accessing the private rear garden.

FIRST FLOOR

Landing

Giving way to the first floor accommodation and comprises a loft hatch.

Bedroom One

10'2" x 10'9" (3.10m x 3.28m)

Enjoying a fitted double wardrobe and having a uPVC double glazed window to rear and accessing the en-suite shower room.

En-suite Shower Room

This three piece suite enjoys a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, oversized shower enclosure with thermostatic mixer shower, tiled splash backs, vinyl flooring, chrome heated towel rail, extractor fan, inset down lights and an opaque uPVC double glazed window to rear.

Bedroom Two

7'4" x 10'3" (2.24m x 3.12m)

Having uPVC double glazed window to front.

Bedroom Three

5'2" to fitted wardrobe x 6'9" (1.57m to fitted wardrobe x 2.06m)

Benefitting from a range of fitted wardrobes and a uPVC double glazed window to front.

Family Bathroom

7'3" x 6'1" (2.21m x 1.85m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, panelled bath with splash screen and electric power shower over, tiled splash backs, ceramic tiled flooring, chrome heated towel rail and extractor fan, inset down lights.

OUTSIDE

Private Rear Garden

A paved patio area facilitated by a water point enjoys slate shingled edging giving way to an artificial lawn surrounded by timber close board fencing. The garden also features a timber shed and an area of raised decking with bark chipping to rear which in turn gives way to the rear gated access.

Front

A double tarmacadamed driveway offers off road parking for multiple vehicles and sits adjacent to a paved walkway to the front door beneath a canopy porch and having wall lighting and slate shingles edging.

Estate Management Charges

The estate management fee is approx. £180 per annum.

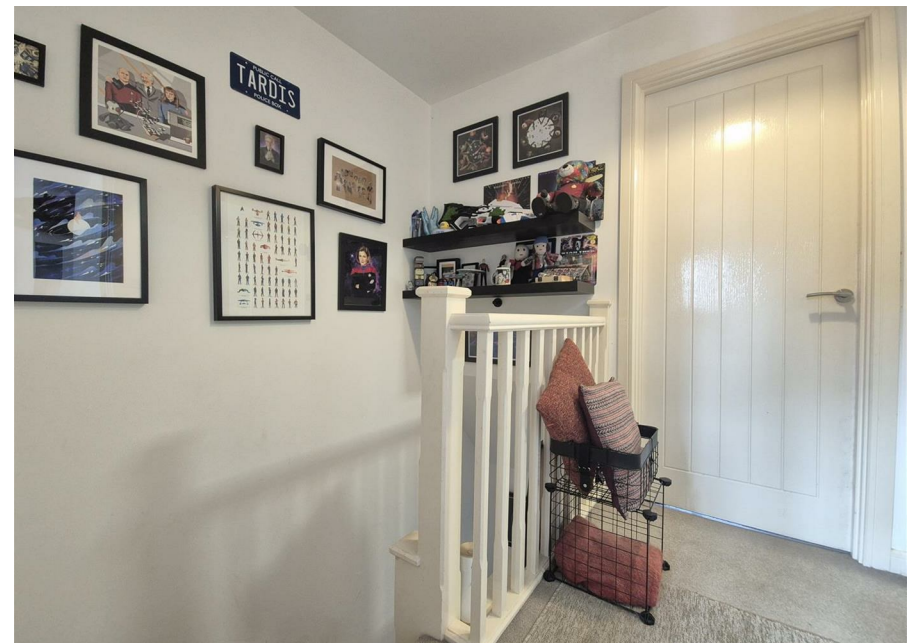
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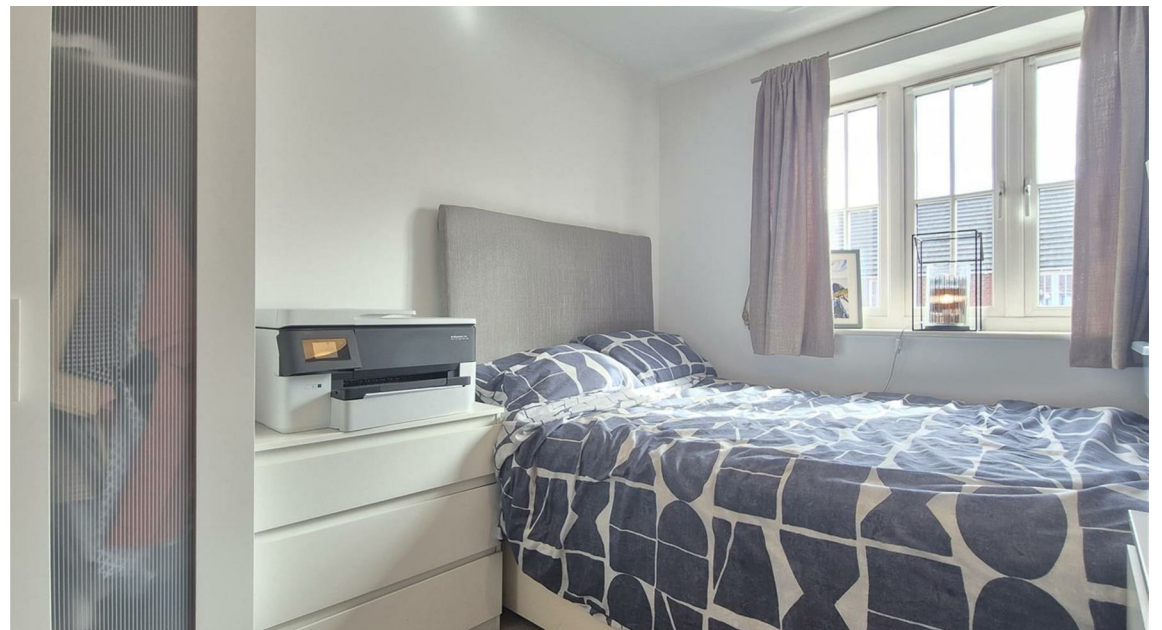
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(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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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.

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