



Sinclair

23 Slaybarns Way, Ibstock, Leicestershire, LE67 6GD

£230,000

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Property at a glance

- Corner Plot
- Three Bedrooms
- Rear Garden
- Council Tax Band*: B
- Extended Semi Detached Home
- En-suite & Family Bathroom
- Off Road Parking
- Price: £230,000

Overview

This EXTENDED THREE BEDROOM SEMT DETACHED HOME occupying a CORNER PLOT within an CUL-DE-SAC location within the popular commuter village of Ibstock. Within walking distance to local amenities, in brief the property comprises entrance porch, entrance hall, kitchen/breakfast room and lounge to the ground floor, stairs rising to the first floor landing gives way to three bedrooms, en-suite shower room and family bathroom. Externally, the property enjoys off road parking for multiple vehicles to the front and rear garden. 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 through a uPVC double glazed front door with inset double glazed panel, adjacent uPVC double glazed window, further uPVC double glazed window to side and comprising timber flooring, inset down lights and access to the entrance hall.

Entrance Hall

Comprising oak flooring, stairs rising to the first floor with access to under stairs storage, coving and inset down lights.

Kitchen/Breakfast Room

14'1" x 11'4" (4.29m x 3.45m)

Inclusive of an attractive range of wall and base units, quartz work surfaces with inset sink and drainer with swan neck mixer tap, freestanding six ring gas range with splash screen and extractor hood over, space and plumbing for multiple appliances, inset down lights, continued oak flooring from the entrance hall, coving and two uPVC double glazed windows to front.

Lounge/Diner

14'1" x 20'2" (4.29m x 6.15m)

Enjoying oak flooring, coving, uPVC double glazed window to rear and uPVC double glazed French doors accessing the garden.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three good sized bedrooms, family bathroom and en-suite. It also comprises inset down lights and coving.

Bedroom One

12'6" x 9'11" (3.81m x 3.02m)

Enjoying coving and uPVC double glazed window to rear.

En-Suite Shower Room

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

Bedroom Two

8'8" x 8'1" (to front of wardrobes) (2.64m x 2.46m (to front of wardrobes))

Enjoying a range of fitted mirror fronted sliding wardrobes providing access to a walk in wardrobe area and having two uPVC double glazed windows to front.

Bedroom Three

7'0" x 13'0" (2.13m x 3.96m)

Having loft hatch and uPVC double glazed window to rear.

Family Bathroom

6'5" x 5'6" (lengthens to 9'1") (1.96m x 1.68m (lengthens to 2.77m))

This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, L-shaped panelled bath with thermostatic waterfall shower over, ceramic tiled walls, vinyl flooring, uPVC double glazed opaque window to front, shaver point, inset down lights, extractor fan and chrome heated towel rail.

OUTSIDE

Rear Garden

Benefitting from a sunny aspect the rear garden enjoys a well maintained lawn complemented by timber decked seating area and surrounded by timber close board fencing with an area of slate shingling providing access to the rear of the garden and having a timber shed and separate composite shed.

Front

A tarmacadamed driveway offers off road parking for multiple vehicles and provides access to the front door and sits adjacent to an area of lawn.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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Referral Fee Disclosure

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