



Sinclair

50 Ashby Road, Ibstock, Leicestershire, LE67 6HB

£240,000

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- No Upward Chain
- Two Double Bedrooms
- Large Rear Garden
- Council Tax Band\*: C
- Detached Bungalow
- Sun Lounge
- Off Road Parking
- Price: £240,000

## Overview

\*\* OFFERED WITH NO UPWARD CHAIN \*\* This TWO DOUBLE BEDROOM DETACHED BUNGALOW situated in the popular village of Ibstock comes to the market enjoying a large rear garden, driveway providing off road parking whilst internally in need of modernisation the property benefits from a entrance hall, lounge, kitchen, two double bedrooms, modern shower room and sun lounge respectively. Early viewings advised. 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



## Detailed Accommodation

### Entrance Hall

Entered through a uPVC double glazed front door flanked by uPVC window to either side and comprising coving.

### Lounge

10'5" x 14'3" (3.18m x 4.34m)

Benefiting from a uPVC double glazed bay window to front with further uPVC double glazed window to side providing a dual aspect and having wall lighting and a wall mounted gas fire with hearth.

### Kitchen/Diner

10'4" x 13'0" (3.15m x 3.96m)

Enjoying a range of wall and base units with rolled edge work surfaces, a sink and drainer unit, a freestanding gas cooker, space and plumbing for appliances, storage cabinet, tiling to splash prone areas, two uPVC double glazed windows to rear and having uPVC double glazed door to sun lounge.

### Sun Lounge

12'6" x 6'3" (3.81m x 1.91m)

Enjoying a dual aspect with uPVC double glazed windows to rear and uPVC double glazed doors accessing the rear garden and driveway respectively.

### Utility/Store

Entered via a uPVC front door and having light and power.

### Bedroom Two

10'5" x 14'4" (3.18m x 4.37m)

Having uPVC double glazed bay window to front, dado rail and coving.

### Shower Room

6'3" x 6'9" (1.91m x 2.06m)

This three piece suite comprises a double shower enclosure with electric shower over, vanity wash hand basin with mono bloc mixer tap, low level push button w.c, ceramic tiled walls, non slip flooring, loft hatch, extractor fan and opaque uPVC double glazed window to side.

### Bedroom One

10'3" x 12'0" (3.12m x 3.66m)

Having uPVC double glazed window to rear, coving, storage cabinet, bed enclosure and a range of fitted wardrobes.

### OUTSIDE

#### Private Rear Garden

A paved patio are adjacent to a further covered seating area gives way to a well maintained lawn edged with low maintenance shrubs and surrounded by timber close board fencing whilst a paved walkway provides access to the rear portion of the garden which in turn hosts the garden shed and greenhouse.

#### Front

A tarmacadamed driveway with block edging offers off road parking and sits in front of a wrought iron gate with adjoining fence surrounding the front stone shingles garden with a host of shrubs and a further paved walkway to the front door.



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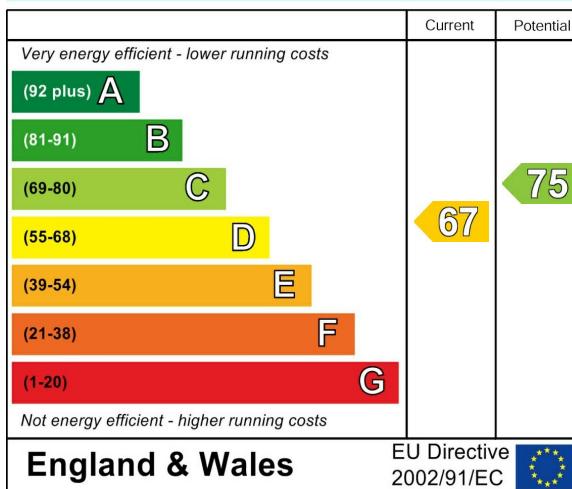
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## Energy Efficiency Rating



## 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.

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### Photographs

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# Sinclair

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**Sinclair**

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD  
Tel: 01530 838338  
Email: [coalville@sinclairestateagents.co.uk](mailto:coalville@sinclairestateagents.co.uk)