



Sinclair

20 Curzon Street, Ibstock, Leicestershire, LE67 6LA

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

Offers In Excess Of  
£164,950

## Property at a glance

- Traditionally Styled
- Terraces Home
- Modern Throughout
- Council Tax Band\*: A
- Two Double Bedrooms
- Breakfast Kitchen
- Rear Garden
- Price: £164,950

## Overview

This TWO DOUBLE BEDROOM TERRACE HOME situated within the popular commuter village of Ibstock comes to the market having enjoyed a host of upgraded combining a traditional layout with modern features. In brief, the property comprises a lounge, breakfast kitchen, lobby which grants access to the rear garden, three piece bathroom suite and stairs rising to the first floor landing giving way to two double bedrooms. Externally, the property enjoys a garden to the rear with low maintenance at it's heart. Early viewings come highly advised. EPC RATING D.

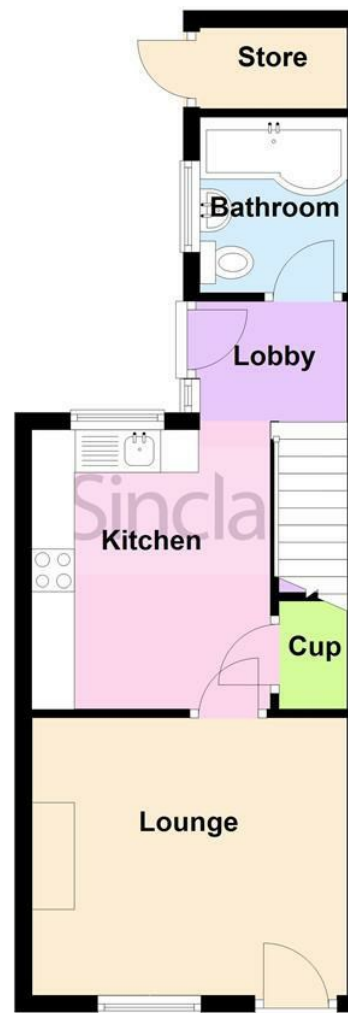
## Location\*\*

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



### First Floor



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## Detailed Accommodation

### GROUND FLOOR

#### Lounge

12'0" x 10'8" (3.66m x 3.25m)

Entered via a uPVC double glazed stable door with uPVC double glazed window to front, timber effect laminate flooring, dado rail and feature inset brick fireplace (not in use).

#### Breakfast Kitchen

9'2" x 10'8" (2.79m x 3.25m)

Inclusive of an attractive range of base and wall units, free standing electric oven/grill with four ring electric hob, space and plumbing for appliances, sink and drainer unit with flexi hose mixer tap, tiled splash backs, vinyl flooring, expansive pantry occupying the understairs space and having an opaque uPVC double glazed window rear.

#### Rear Lobby

Having an opaque uPVC double glazed door accessing the rear garden with adjacent uPVC double glazed window and providing access to both the first floor and family bathroom.

#### Family Bathroom

5'8" x 6'9" (1.73m x 2.06m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, P-shaped bath with splash screen and thermostatic mixer shower over, extractor fan, vinyl flooring, tiled walls, chrome heated towel rail and uPVC opaque double glazed window to side.

### FIRST FLOOR

#### Landing

#### Bedroom One

12'2" x 10'9" (3.71m x 3.28m)

Having uPVC double glazed window to front.

#### Bedroom Two

9'3" x 10'9" (2.82m x 3.28m)

Having access to over stairs storage, loft hatch, timber effect laminate flooring and uPVC double glazed window to rear.

### OUTSIDE

#### Rear Garden

Having a paved courtyard facilitated by a water point and external power point is surrounded by close board fencing and offers a side gated access (the neighbouring property has pedestrian easement to access side gate) and a brick store. An Indian flag paved patio area edged with stone shingling offers access to further pebbled areas, artificial lawn with block edging, a range of mature shrubs and a further paved seating area to the rear of the garden which in turn host a garden shed and further rear gated access.

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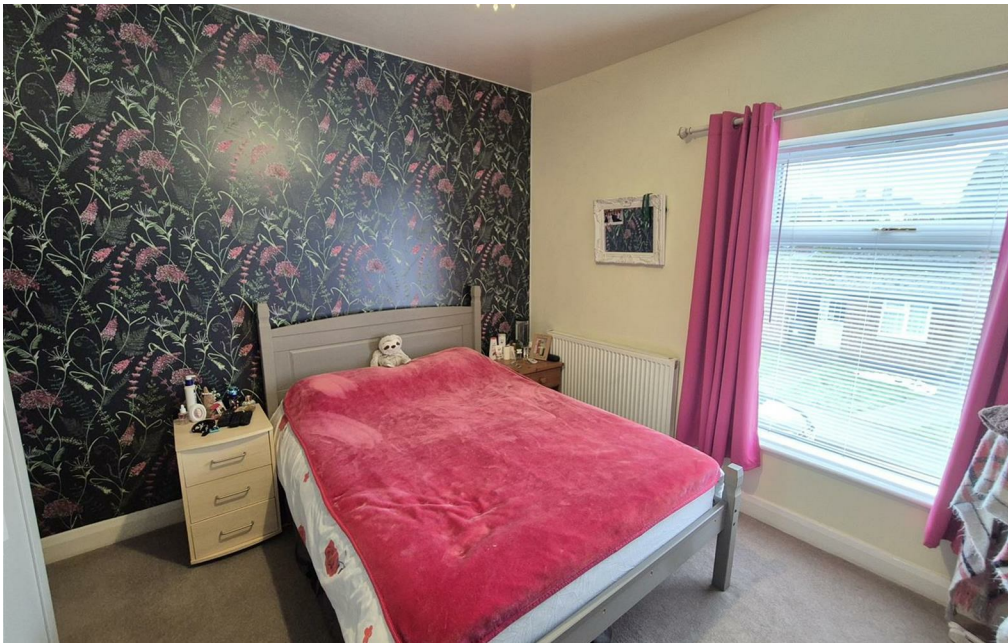
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>65</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

## Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

## Special Note To Buyers

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## Photographs

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## Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

## Referral Fee Disclosure

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## Thinking of Selling?

For a free valuation of your property with no obligation  
call Sinclair on 01530 838338



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