

CASTLE ESTATES

1982

A SPACIOUS AND WELL APPOINTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A LARGE PLOT WITH RANGE OF OUTBUILDINGS, DOUBLE GARAGE AND PRIVATE GOOD SIZED REAR GARDEN



**249 MELBOURNE ROAD
IBSTOCK LE67 6NS**

Offers In Excess Of £450,000

- NO CHAIN - VIEWING ESSENTIAL
- Attractive Lounge & Separate Dining Room
- Well Fitted Dining Kitchen
- Ensuite Shower Room & Family Bathroom
- Double Garage, Range Of Outbuildings & Separate W.C.
- Entrance Porch, Hall & Guest Cloakroom
- Rear Sun Room
- Four Good Sized Bedrooms
- Off Road Parking For Numerous Cars
- Sizeable, Private & Mature Rear Garden



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**** NO CHAIN - VIEWING ESSENTIAL **** Melbourne Road in Ibstock, this splendid detached house offers a perfect blend of comfort and space, ideal for family living. With four generously sized bedrooms, this property provides ample room for relaxation and privacy. The two well-appointed bathrooms ensure convenience for all residents and guests alike.

The heart of the home features three inviting reception rooms, each offering a unique space for entertaining, family gatherings, or quiet evenings in as well as a good sized dining kitchen. The layout is designed to enhance both functionality and warmth, making it a delightful place to create lasting memories.

One of the standout features of this property is the large, private, mature rear garden. This tranquil outdoor space is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding in nature. The garden is surrounded by established greenery, providing a peaceful retreat from the hustle and bustle of daily life.

Additionally, the property boasts a double garage, offering ample storage and parking space, along with useful outbuildings that can serve various purposes, from workshops to garden storage. An outside w.c adds to the practicality of this home, making it even more accommodating for family and guests.

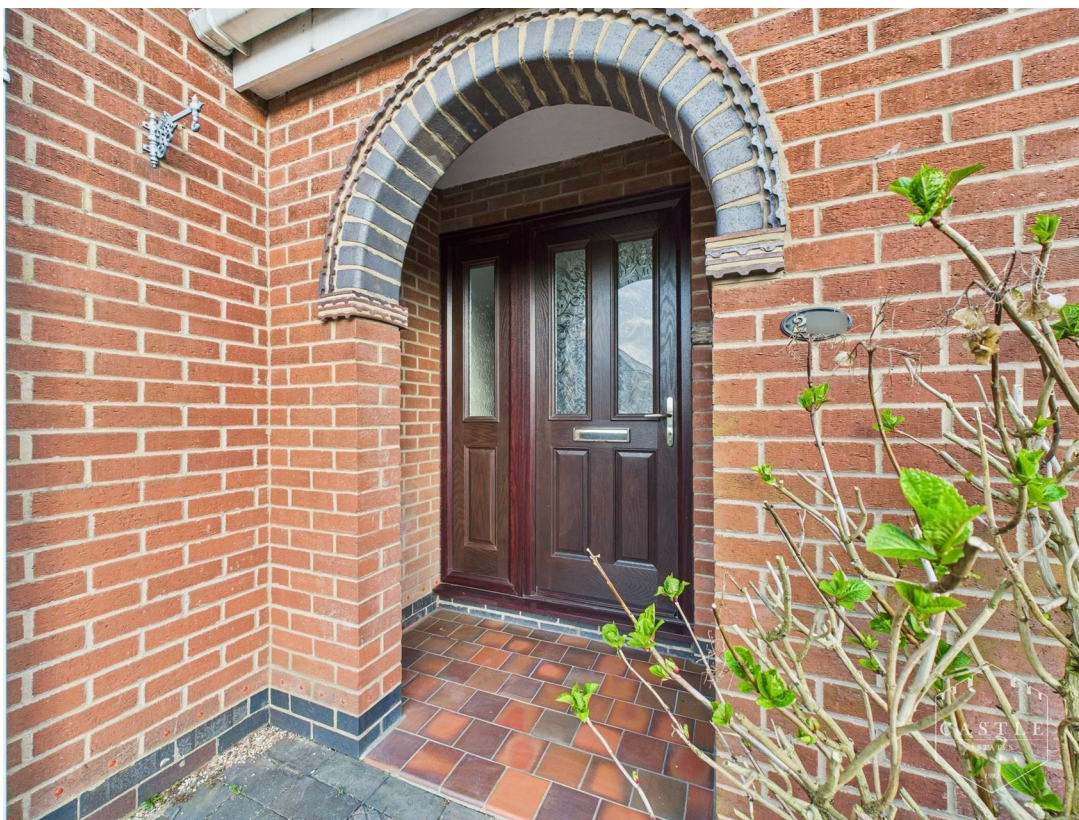
COUNCIL TAX BAND & TENURE

North West Leicestershire Council - Band D (Freehold).

ENTRANCE PORCH

5'3" x 2'9" (1.62m x 0.84m)

having feature brick arch, outside light, and tiled floor. Upvc double glazed side window and front door leading to Hall.



HALL

14'7" x 9'0" (4.45m x 2.75m)

having upvc double glazed window to side, central heating radiator, coved ceiling and spindle balustraded 'dog leg' staircase to First Floor Landing. Double doors opening onto Lounge.



HALL



GUEST CLOAKROOM

having integrated low level w.c., wash hand basin and upvc double glazed window with obscure glass.



LOUNGE

20'11" x 14'9" (6.39m x 4.51m)

having wooden double glazed bay window to front, feature brick fireplace with open fire facility, two central heating radiators, wall light points, tv aerial point, coved ceiling and feature arch looking through to Kitchen.

**LOUNGE**

LOUNGE



DINING ROOM

12'3" x 8'10" (3.74m x 2.70m)

having wall light points, feature panelling, central heating radiator, dado rail and arch window with obscure glass. Upvc double glazed sliding door to Sun Room.



SUN ROOM

15'7" x 3'1" (4.77m x 0.94m)

having ceramic tiled flooring, upvc double glazed windows, wooden side door and upvc double glazed doors opening onto Garden. Door to Kitchen.



DINING KITCHEN

14'11" x 12'5" (4.56m x 3.81m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting butchers block effect work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap and rinsing bowl, built in electric double oven and grill, four ring gas hob, space and plumbing for dishwasher, pantry store with space and plumbing for washing machine, gas fired boiler for central heating and domestic hot water, central heating radiator, coved ceiling and wood effect flooring.



DINING KITCHEN



DINING KITCHEN



FIRST FLOOR LANDING

8'11" x 8'2" (2.73m x 2.51m)

having half landing with arch feature window, spindle balustrading, access to the roof space, central heating radiator and coved ceiling.



BEDROOM ONE

14'11" x 13'3" (4.55m x 4.06m)

having central heating radiator, wall light points, coved ceiling, wooden double glazed windows to front and side.



BEDROOM ONE



BEDROOM TWO

11'10" x 10'4" (3.62m x 3.16m)

having central heating radiator, wall light points, coved ceiling and upvc double glazed window to rear.



ENSUITE

having shower cubicle with electric shower over, pedestal wash hand basin, low level w.c., chrome heated towel rail and upvc double glazed window with obscure glass.



BEDROOM THREE

12'4" x 8'9" (3.77m x 2.68m)

having central heating radiator and upvc double glazed window.



BEDROOM FOUR

8'11" x 8'7" (2.74m x 2.62m)

having central heating radiator and wooden double glazed window to front.



BATHROOM

having white suite including panelled bath, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, central heating radiator, coved ceiling, built in airing cupboard housing the hot water tank and upvc double glazed window with obscure glass.



OUTSIDE - FRONT

having walled front boundary, mature shrubs and hedging, gravelled area and block paved path to Front Porch.

OUTSIDE - DRIVEWAY & GARAGE

There is direct vehicular access over a pebbled/stone driveway with standing for numerous cars, caravan etc. leading to a DOUBLE GARAGE (6.26m x 4.46m) with up and over door, 5 phase electrics and side personal door.



OUTSIDE - OUTBUILDINGS & W.C.

having power, windows and doors opening onto Garden. Separate w.c.



OUTSIDE

having good sized mature rear garden with many features including patio areas, lawns, raised beds, trees, flower and shrubs, walled and fenced boundaries. Summer House.



OUTSIDE



OUTSIDE



OUTSIDE

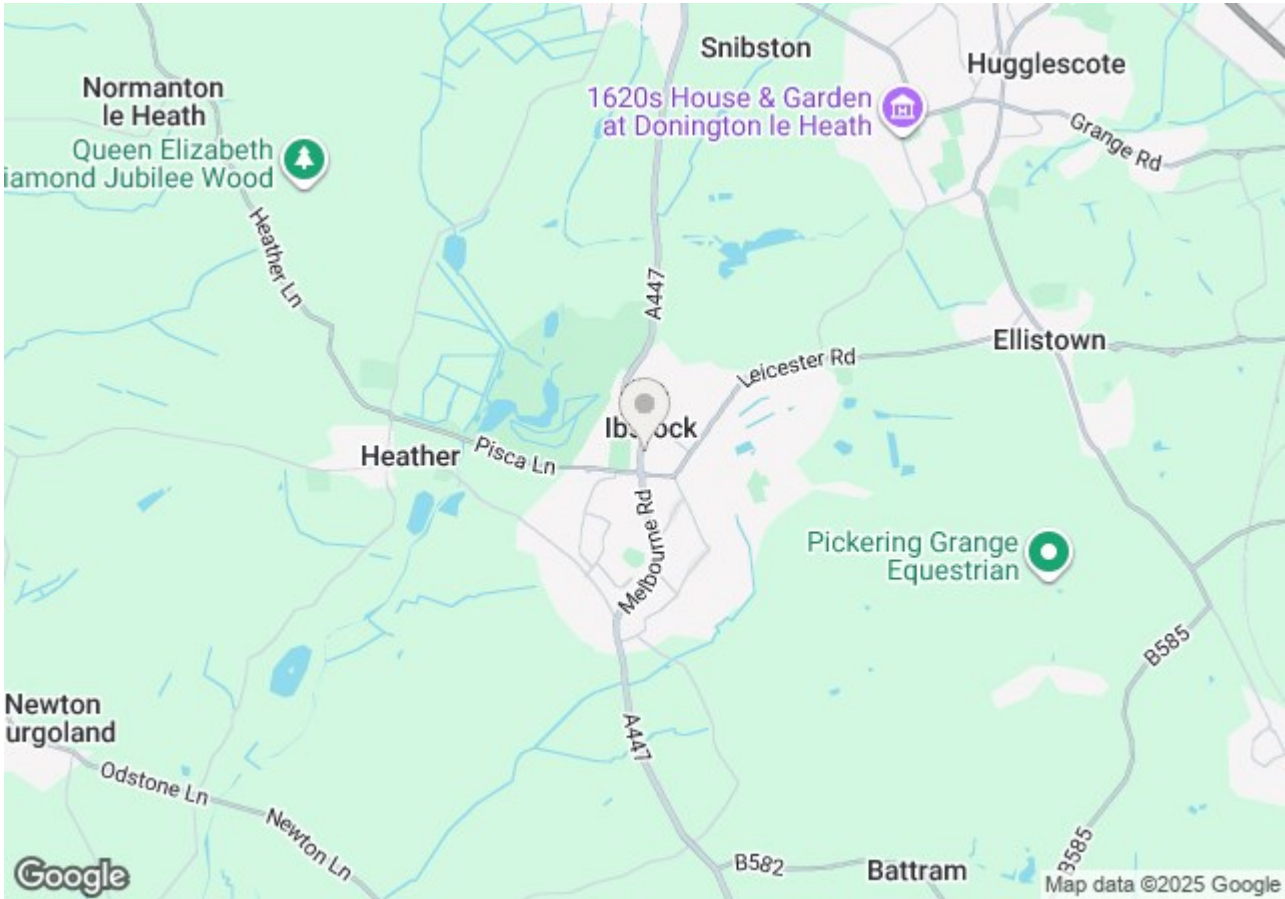
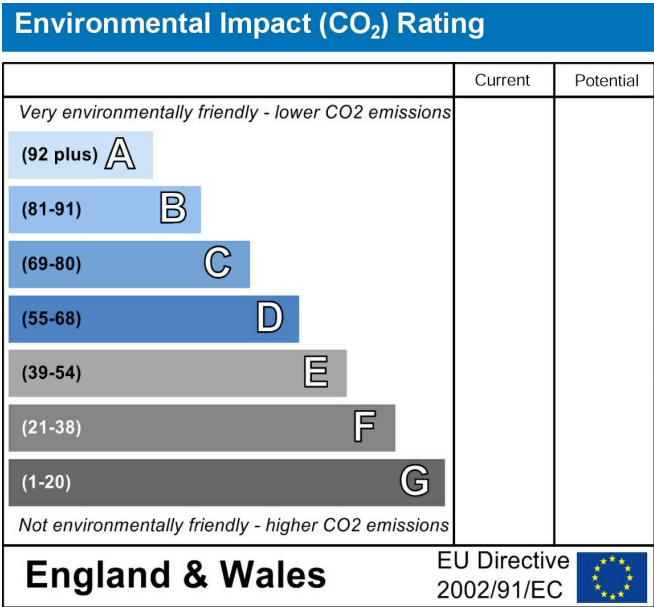
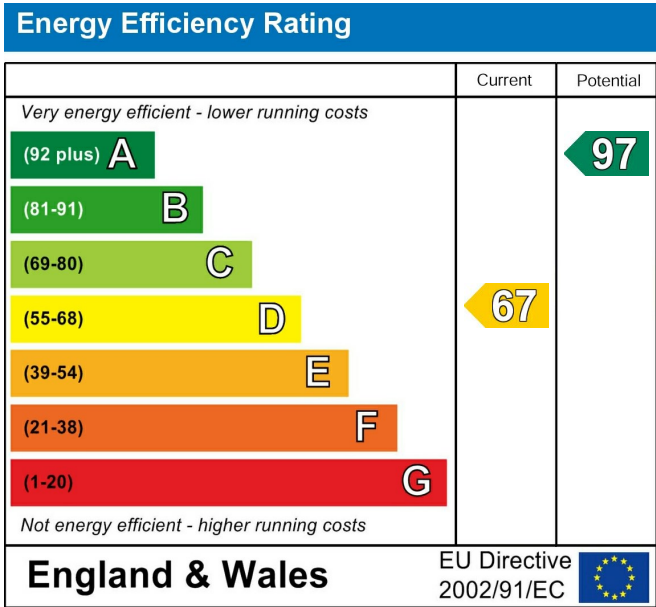


OUTSIDE



AERIAL VIEW





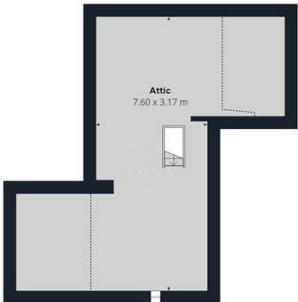
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		97	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		67	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



Floor 0 Building 1



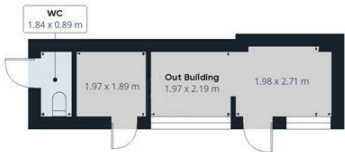
Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area[®]
220.63 m²
Balconies and terraces
1.36 m²
Reduced headroom
12.36 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
