



Thorndale  
Ibstock





## Property Description

A well-presented semi-detached family home in a desirable location with off road parking, well presented front and rear gardens. The property has a gas fired central heating system, UPVC double glazing and briefly comprises:- Entrance Hall, a good sized Lounge, a spacious Dining Kitchen, rear Conservatory. To the first floor having three well-proportioned Bedrooms and a Shower Room. Outside to the front of the property is a gravelled garden area for ease of maintenance inset with shrubs, tarmac driveway and tarmac path to the front door area with covered canopy, gas and electric meters and an outside post box, tarmac drive leads down to the side of the property which is gated giving privacy and access to the rear. To the rear is a beautifully presented and well landscaped rear garden, designed for ease of maintenance, having paved paths and patio, side timber shed, having a wide side area giving potential for extension to the property subject to planning permissions, fully enclosed with fencing, further timber shed to the corner, further sleeper edged border on the opposite side inset with a variety of shrubs.

Ibstock offers a vast array of amenities to include a selection of public houses and eateries, a grocery store, surgery, chemist and dental practice, as well as primary and secondary schooling. The village has a lovely community spirit and is conveniently located just 6 miles south of Ashby. There is easy access to the A511 close by providing a link to the M1.

## Entrance

Having a front composite entrance door with inset opaque double glazed panels leading to:-

## Entrance Hall

Having central heating radiator and stairs off to the first floor. Panelled door off to:

## Lounge

16' 4" x 10' 5" ( 4.98m x 3.17m )

Having beautiful parquet flooring, UPVC double glazed window to the front elevation, two central heating radiators, coving to the ceiling, feature fireplace incorporating a coal effect gas fire with marble hearth and backplate, timber surround. Panelled door off to:

## Kitchen/Diner

13' 9" x 9' 3" ( 4.19m x 2.82m )

Fitted with a range of matching base and wall units with laminated work surfaces over, single drainer one and a quarter bowl stainless steel sink unit with chrome mixer tap over, space and plumbing for an automatic dishwasher, integrated electric Hotpoint fan assisted oven, Zanussi induction hob and extractor fan, ceramic tiled splashbacks, integrated fridge freezer, ceramic tiled flooring, central heating radiator, door off to a useful understairs store with shelving for ease of storage, UPVC double glazed window to the rear elevation from the kitchen, bifold panelled door gives access to:-

## Conservatory

12' 8" x 10' 9" ( 3.86m x 3.28m )

Having dwarf brick wall and UPVC double glazed construction, one side is fully brick, pencil light panels which are opaque to the side, pitched polycarbonate roof with ceiling fan light, laminate flooring, double opening UPVC double glazed doors giving access and aspect over the garden, with paved steps leading from the doors to the garden area. Used partially as a utility area having plumbing and space for an automatic washing machine, fitted base units and a circular stainless steel sink unit with chrome mixer tap over, space for a tumble dryer.

## First Floor Landing

Having loft access with pull down ladder to a partially boarded loft with light, door giving access to airing cupboard with hot water cylinder, slatted shelving for ease of storage.

## Bedroom One

11' 10" minimum x 9' 3" ( 3.61m minimum x 2.82m )

Measured to the front of a range of wardrobes.

Having two louvre door fronted double wardrobes with hanging rails and shelving, laminate flooring, UPVC double glazed window to the rear elevation, central heating radiator, coving to the ceiling.

## Bedroom Two

10' 1" x 7' 1" ( 3.07m x 2.16m )

Having UPVC double glazed window to the front elevation, central heating radiator.

## Bedroom Three

7' x 6' 5" ( 2.13m x 1.96m )

Having UPVC double glazed window to the front elevation, central heating radiator, wall mounted bookshelf.

## Shower Room

Having a double width glazed shower cubicle with a chrome mains shower over, wash hand basin fitted to vanity unit beneath, and chrome mixer tap over, fitted mirror back and cabinet with inset spotlights, wall mounted chrome heated towel rail, low level WC also fitted to storage unit with concealed plumbing and vanity shelf over, UPVC double glazed opaque window to the side elevation, fully tiled walls, inset spotlights to the ceiling, laminate flooring.

## Outside

### Front

To the front of the property is a gravelled garden area for ease of maintenance inset with shrubs, tarmac driveway and tarmac path to the front door area with covered canopy, gas and electric meters and an outside post box, tarmac drive leads down to the side of the property which is gated giving privacy and access to the rear.

### Rear

To the rear is a beautifully presented and well landscaped rear garden, designed for ease of maintenance, having paved paths and patio, side timber shed, having a wide side area giving potential for extension to the property subject to planning permission, bin storage area, outside tap, tarmac and paved down the side, the rear having feature slate chippings, paved stepping stones down to a corner seating area, well stocked side border area with a beautiful arrangement of flowering shrubs, fully enclosed with fencing, further timber shed to the corner, further sleeper edged border on the opposite side inset with a variety of shrubs.















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Property Ref: MEL205473 - 0005

Tenure: Freehold    EPC Rating: D    Council Tax Band: B

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