

Satchwell Place

Ibstock, Leicestershire, LE67 6QN



Contemporary semi detached home, beautifully presented and close to open countryside. Offering two bedrooms, master with fitted wardrobes and en suite shower room, family bathroom, open plan kitchen kitchen/diner and rear facing full width lounge opening out to landscaped garden. Remainder of NHBC warranty.

Offers Over £220,000

John German 

Ibstock is one of the largest villages in England and of very ancient origin within North West Leicestershire. Sence Valley Forest Park is an example of regeneration of a disused opencast mine; the 150 acre site includes broadleaf and conifer woodland, lakes and grassland. It has a reputation as an excellent bird watching site, especially during the winter months. There are trails for walkers, cyclists, horse riders and disabled visitors. Fishing is allowed at one of the lakes. Ibstock is on the A447 and nearby places include Heather, Ellistown, Ravenstone and Donington le Heath. Ibstock has its own shop, post office, pubs and schools.

The property sits prettily back behind a double width block paved driveway with a pathway approach to the side. Set beneath a canopy porch, the contemporary entrance door opens into the welcoming reception hallway where the staircase leads off and there is the benefit of a useful guest cloakroom with WC and wash hand basin.

Immediately to your right is the well appointed kitchen /diner which has an extensive range of base and wall mounted cabinets wrapping around three sides of the room with complimentary countertops above incorporating one and half bowl sink with mixer tap and ceramic tiled splashbacks to the wet surface areas. Integrated appliances comprise four ring gas hob with glass splashbacks and stainless steel hood over, electric oven beneath, dishwasher, washing machine and fridge freezer. There is ample space for a dining table and the kitchen has the lovely feature of a front facing bay window, perfect for a window seat.

Return to the hallway and at the end of the hall is a sunny lounge which runs full width of the property. It has the benefit of a useful understairs storage cupboard, coving the ceiling, picture windows and central French glazed double doors which take you out onto the landscaped garden.

Upstairs on the first floor, leading off the landing are two well proportioned bedrooms.

The principal bedroom has the benefit of a built-in double wardrobe, feature panelling to the headboard wall and an en suite shower room, well appointed with enclosed tiled shower cubicle with shower above, floating wash hand basin with mixer tap and WC. Serving the second bedroom is the family bathroom which again is finished in white with grey complimentary tiling to the walls, floating wash hand basin, WC and panelled bath with shower mixer tap.

Outside to the rear of the property, the current owners have landscaped the garden with an extended paved patio area, raised planters, mature planted borders and a well proportioned lawn. Gated side access takes you round to the front of the property.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

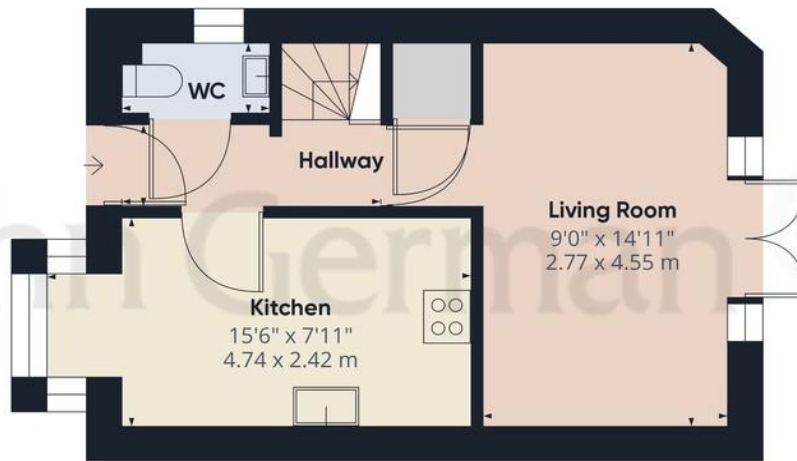
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/09092024

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Ground Floor



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Approximate total area⁽¹⁾
611.28 ft²
56.79 m²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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