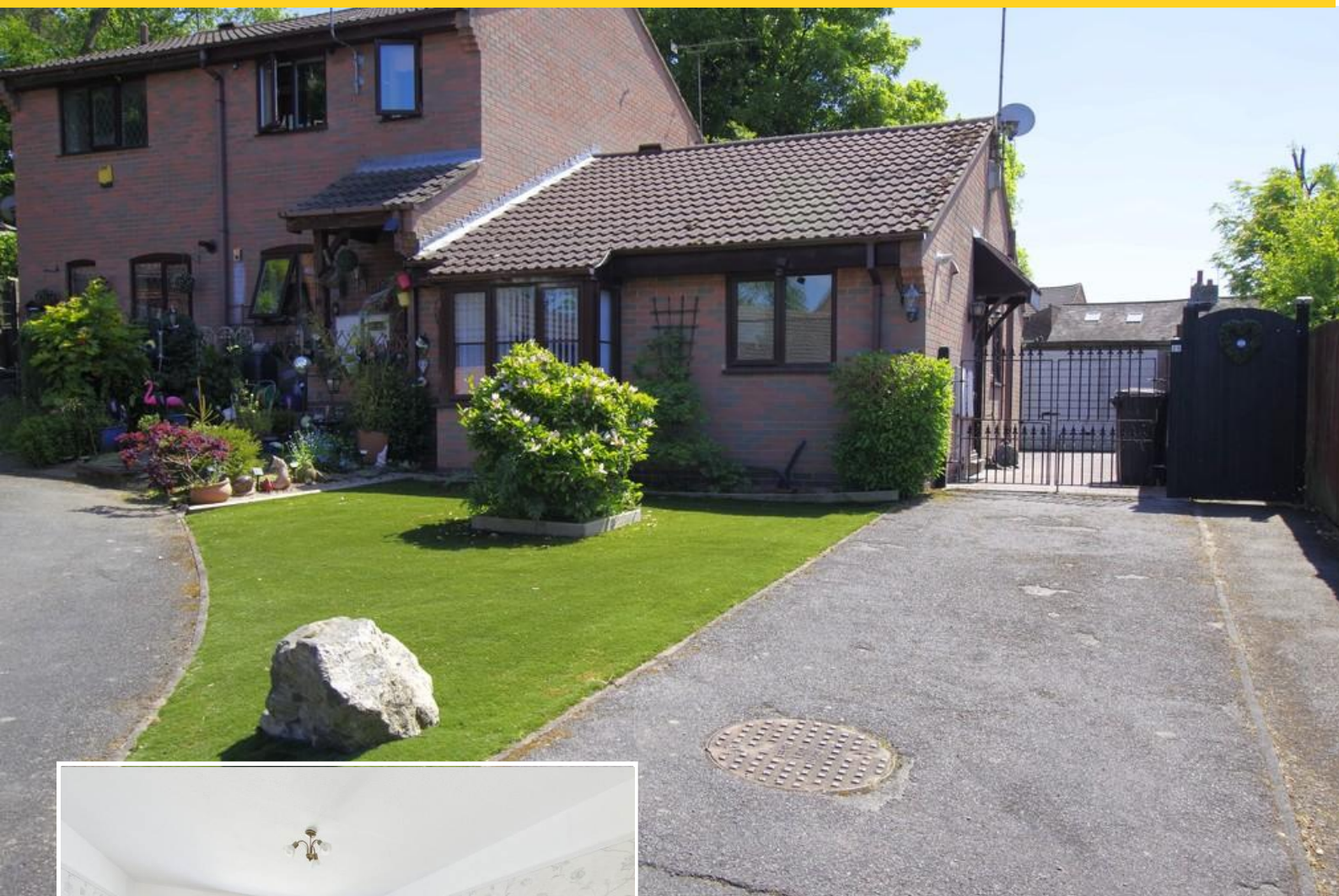


Spring Road

Ibstock, LE67 6LR



A beautifully presented modern two-bedroom semi-detached bungalow, quietly positioned in a small cul-de-sac, offering no upward chain, stylish single-level living, generous off-road parking, and a private, sun-soaked rear garden. Ideal for those seeking a low-maintenance home in a peaceful yet convenient location to Ibstock.

£185,000



John German

Tucked away in a peaceful cul-de-sac, this stylish two-bedroom semi-detached bungalow offers modern living with generous outdoor space and excellent privacy. A spacious driveway to the front and side provides ample off-street parking for several vehicles. Double gates open to a block-paved side drive, leading to a detached concrete sectional garage with an up-and-over door and a convenient personal side entrance.

Step inside through a UPVC entrance door into a welcoming reception lobby with a tiled floor. An archway to the left opens into a modern fitted kitchen, stylishly designed with white high-gloss base and wall units arranged across three sides. Complementary countertops incorporate a ceramic hob with extractor above, oven below, an inset 1.5-bowl stainless steel sink with a window above, and space for a washing machine and fridge.

The spacious lounge is a bright and comfortable reception room, boasting a large front-facing walk-in bay window and a feature fireplace as its focal point.

An inner hallway leads to the two bedrooms and the bathroom: Bedroom One is a generous double room located at the rear of the property, overlooking the garden via a UPVC double-glazed window. It benefits from built-in wardrobes with sliding doors.

Bedroom Two is a single bedroom currently used as an additional sitting room. It features UPVC double-glazed French doors opening into a bright conservatory, which in turn opens out to the garden-perfect for enjoying the sunny aspect.

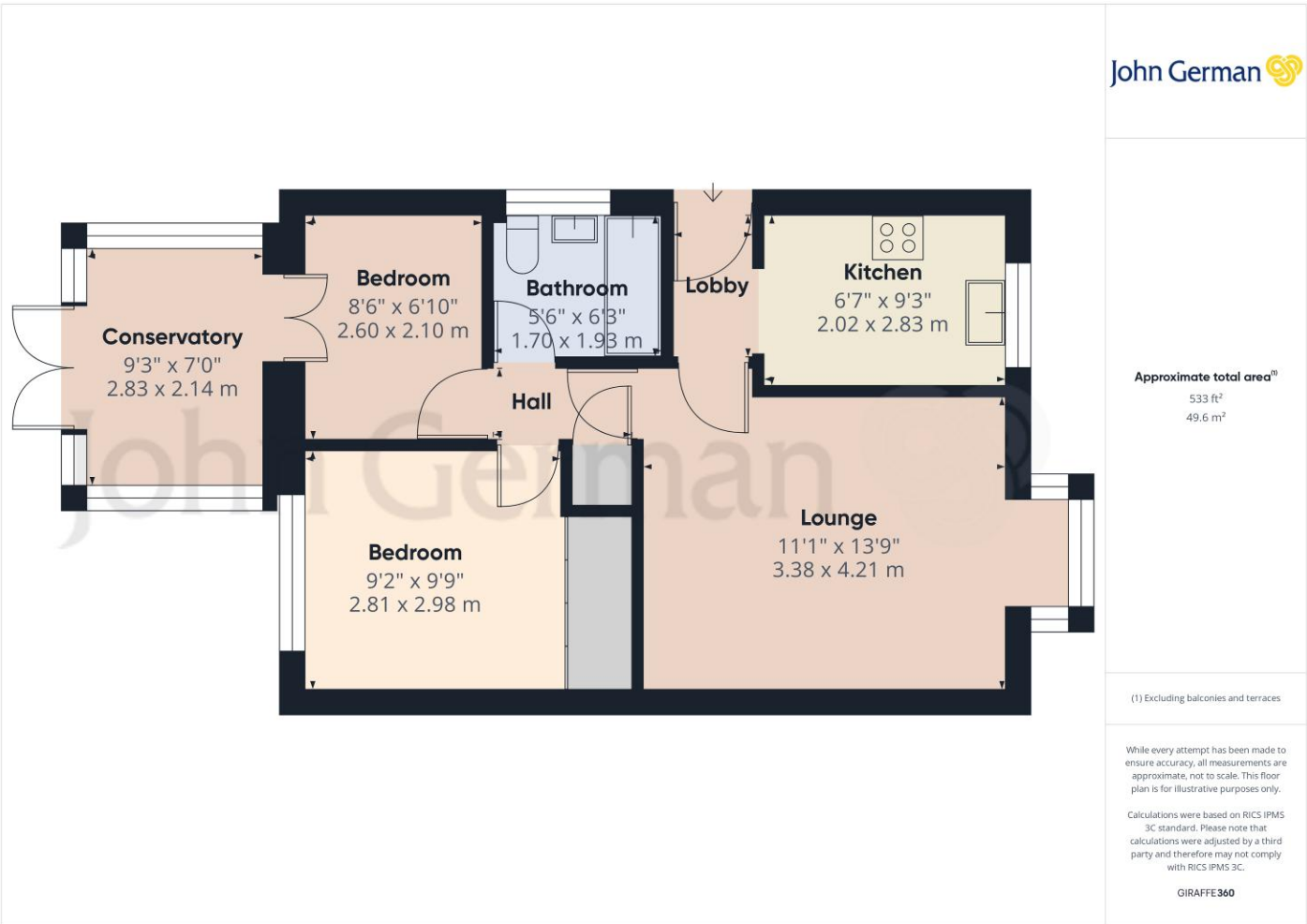
The family bathroom is finished in white and includes a panelled bath with electric shower over, pedestal wash basin, WC, and a UPVC double-glazed window.

To the rear, the beautifully landscaped garden enjoys a sunny southerly aspect and a high degree of privacy. It features a stone-flagged patio with steps rising to a larger elevated patio area, an artificial lawn, and well-stocked planted borders-ideal for entertaining or relaxing in the sun.

Agents note: It is common for property Titles to contain Covenants; a copy of the Land Registry title is available to view on request.
The vendor is a relative of a John German employee.
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: Driveway & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC
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: JGA14052025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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TRADING STANDARDS UK

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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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