

Coronet Drive

Ibstock, LE67 6QG

John
German





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£250,000

This beautifully presented, recently built three-bedroom semi-detached home offers stylish, modern living with the peace of mind of the remaining NHBC warranty. Benefiting from gas central heating, UPVC double glazing, and well-designed living spaces, this property is ideal for families, professionals, or first-time buyers.

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Situated in the popular village of Ibstock, this modern and beautifully maintained three-bedroom semi-detached home offers contemporary living in a vibrant and well-connected community. Ibstock is known for its excellent local amenities, including shops, cafés, schools, and healthcare facilities, as well as access to lovely green spaces and parks such as Ibstock Community Park and nearby Sence Valley Forest Park-perfect for families and outdoor enthusiasts. With the added benefit of the remaining NHBC warranty, off-road parking, landscaped gardens, and a spacious open-plan kitchen/diner, this home is ideal for those seeking a comfortable lifestyle in a semi-rural yet conveniently located setting.

Ground Floor: As you enter, you're welcomed by a spacious hallway and a handy guest cloakroom/WC to the right. Double doors open into a well-proportioned living room with a front-facing window, radiator, and useful under-stairs storage.

At the rear of the property, the open-plan kitchen/dining room spans the full width of the home and is finished to a high standard. Contemporary high-gloss units wrap around two sides of the room, topped with stylish marble-effect worktops. Integrated appliances include a gas hob with extractor, oven, dishwasher, fridge-freezer, and washing machine - a fully equipped kitchen that's ready to use. There's ample space for a dining table, and French doors open out onto the rear garden. A traditional walk-in pantry adds further practical storage.

First Floor: Upstairs are three bedrooms, including a superb principal bedroom suite with built-in double wardrobes, views over the rear garden, and its own en-suite shower room. The en-suite features a polished porcelain tile floor, pedestal wash basin, WC, and a fully tiled shower enclosure with mains-fed shower. The family bathroom is finished with a modern white suite including a bath with glazed screen and electric shower, WC, pedestal wash basin, and complementary tiling around the bath and walls.

Outside: The landscaped rear garden features shaped lawns, patio areas, and a block-paved path leading to the rear access gate. The garden is not overlooked, offering privacy and space to relax or entertain. Beyond the garden is a designated parking space, easily accessed through the gated rear entrance.

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: Designated

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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/11072025

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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Ground Floor



Floor 1

Approximate total area^m

679 ft²

63.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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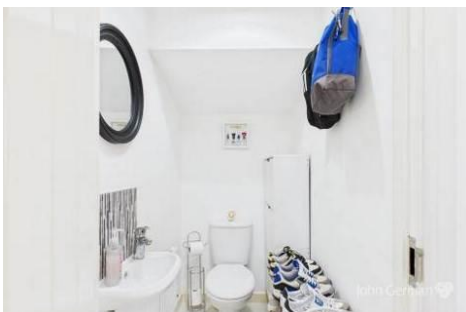
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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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