

# Chandlers Croft

Ibstock, LE67 6PG

John  
German









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£450,000

A lovely family home with double garage, private drive setting, and landscaped gardens. Features include a spacious lounge, formal dining room, modern kitchen with sitting/dining area, four double bedrooms with luxurious principal suite and en-suite - perfect for family living.



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A stunning four-bedroom detached home set within landscaped gardens, featuring a double garage, spacious lounge, formal dining room, and a beautifully fitted kitchen with adjoining sitting/dining area. The first floor offers four double bedrooms, including a luxurious principal suite with walk-in dressing area and en-suite, plus a family bathroom - perfect for modern family living.

The entrance door opens into an enclosed porch, leading into a well-proportioned central hallway with a staircase rising to a gallery landing above. Glazed double doors to the right reveal a generous lounge, centred around a feature fireplace and enhanced by a front-facing UPVC double-glazed bow window. From here, double doors open into a separate formal dining room, complete with ceiling coving and French doors that extend out onto an expansive patio and garden beyond.

Designed with larger families in mind, the kitchen is beautifully equipped with an extensive range of base and wall units across three sides, complemented by stylish countertops and an inset stainless steel sink with mixer tap. Appliances include a five-burner Smeg gas hob with stainless steel splashback and extractor, an eye-level double oven and grill, and an integrated dishwasher. The kitchen seamlessly opens in to a versatile sitting and dining area - a perfect hub for family life and entertaining - with garden views through UPVC windows and French doors that link back to the main patio and lounge.

The kitchen is further complemented by a separate utility room with space and plumbing for both a washing machine and dryer, as well as the wall-mounted central heating boiler. A half-glazed door leads to the side passageway, while an internal door connects directly to the garage. Completing the ground floor is a stylish refitted cloakroom with full-panel walls, vanity unit with wash hand basin, WC, and a contemporary radiator.

Upstairs, the gallery landing leads to four excellent double bedrooms, ideal for growing families. The principal suite is particularly impressive, featuring a spacious bedroom, walk-in dressing area, and a luxurious en-suite shower room with an oversized rainfall power shower, contemporary wash basin, WC, and feature radiator.

The family bathroom is equally well-appointed, finished in white with a bath, wash basin, WC, and a double-width fully tiled shower enclosure with mains power shower.

Outside you will find the approach to the property is over a wide shared private driveway with ample parking to the front and access to double garage. There is a built-in shed to the side and at the rear are landscaped gardens with twin patio areas, lawned garden and planted borders complete the picture.

**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:** Traditional

**Parking:** Drive

**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 E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/18092025

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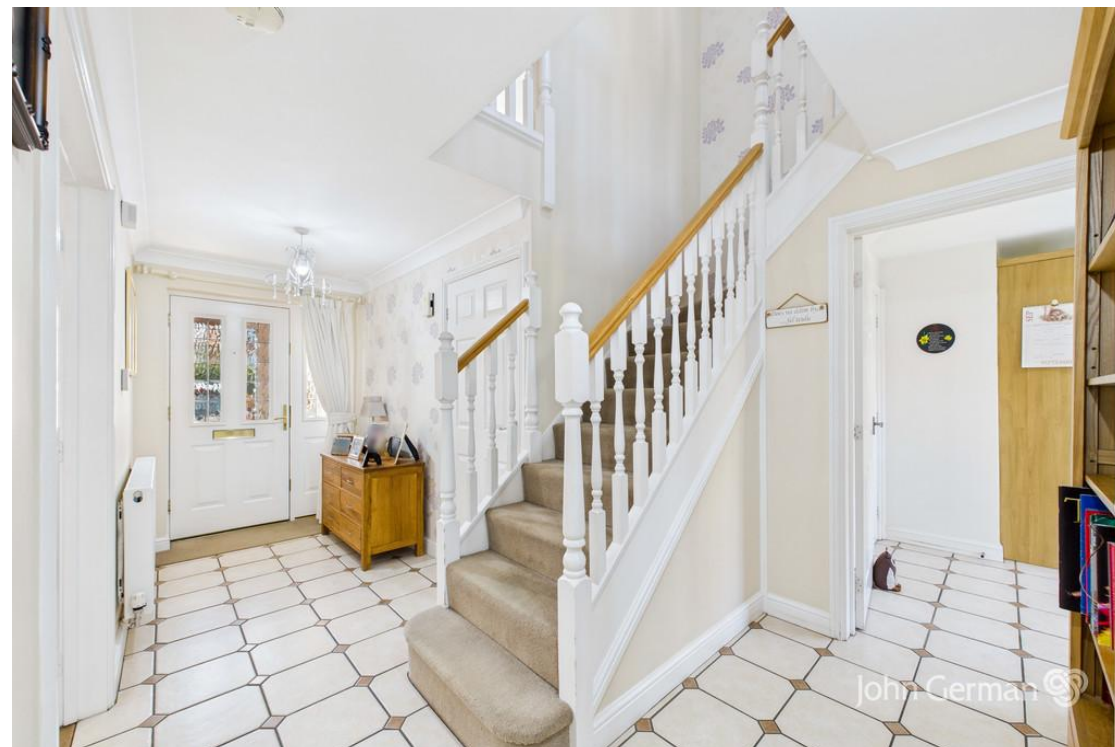




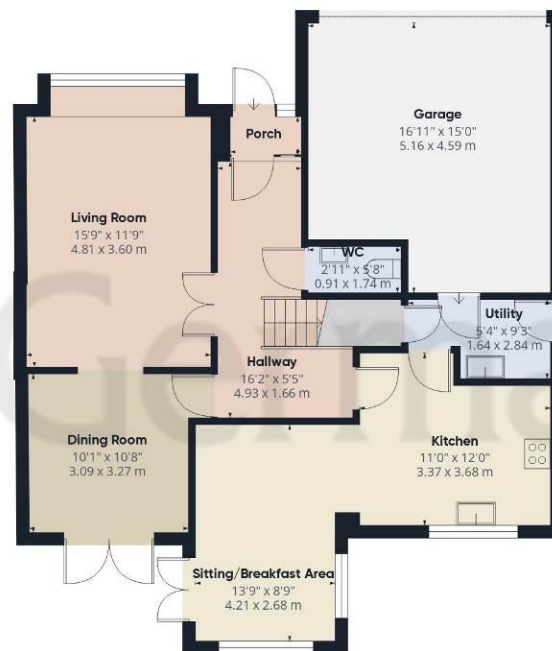


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**Ground Floor**

**Approximate total area<sup>(1)</sup>**

1880 ft<sup>2</sup>

174.9 m<sup>2</sup>



**Floor 1**

(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.

**GIRAFFE360**





## Agents' Notes

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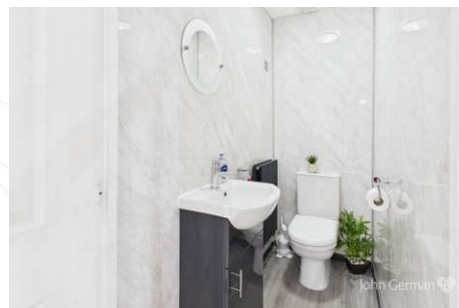
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**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.

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



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