

# Farley Crescent

Ibstock, LE67 6AN

John  
German










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£425,000



A beautiful five bedroom three storey home offering accommodation of circa 2066 sq.ft tucked away with plentiful parking, a feature open plan live in kitchen plus a superb top floor master bedroom suite.



John German are delighted to offer for sale this super family home that is spacious, well-presented and enjoys a popular village location - we cannot strongly enough recommend a personal visit!

On the ground floor a wide central reception hallway gives access to a very useful study on your left, perfect for those working from home. Directly opposite is the family room that could double as a second home office.

The lounge is particularly spacious running some 6.5m in length and enjoys direct access through French double doors out onto the private southerly facing gardens.

The heart of the home, perfect for any family is the feature live in dining kitchen where extensive cabinets wrap around two walls with attractive counter tops having under cupboard lighting. Integral appliances comprise five ring hob, double oven, dishwasher and fridge freezer plus plenty of space for a large family dining table in addition to a sofa sitting area. The room is flooded with natural light due to the southerly aspect and the part vaulted ceiling with inset skylights. A practical utility room completes the ground floor.

Upstairs you will find four bedrooms (three doubles) and a four-piece family bathroom with separate shower. The second bedroom has fitted mirrored wardrobes and the benefit of its own private en suite shower room.

Last but definitely not least is the master suite, arranged across the whole of the second floor that incorporates a very spacious bedroom with dual aspect windows together with a large dressing room with fitted wardrobes and a full en suite bathroom with 'his and hers' basins, bath and a double width tiled shower.

#### Outside

Tucked away behind a long shared driveway approach the property benefits from a double garage with car parking to the fore. The landscaped gardens to the rear enjoy excellent privacy and a semi southerly aspect with the bonus of a gravelled area behind the garage perfect for a large shed.

Note: We understand there is a Greenspace maintenance charge for the development of approx. £150 per annum.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

**Our Ref:** JGA/19042021

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band E







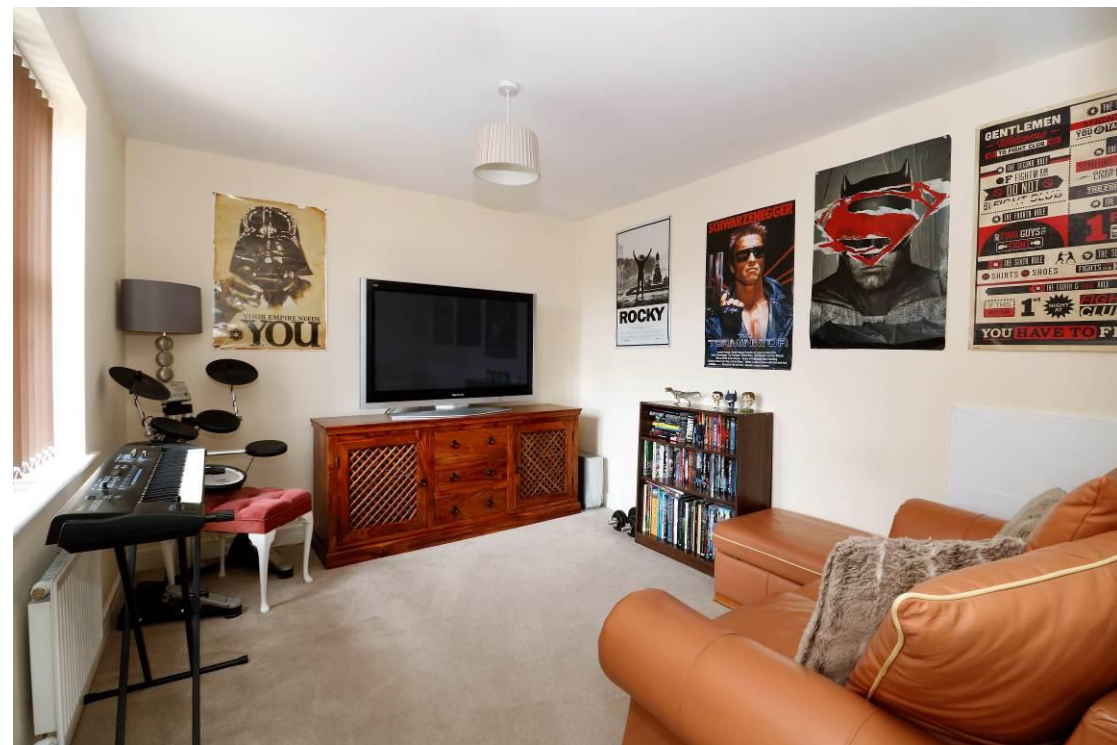




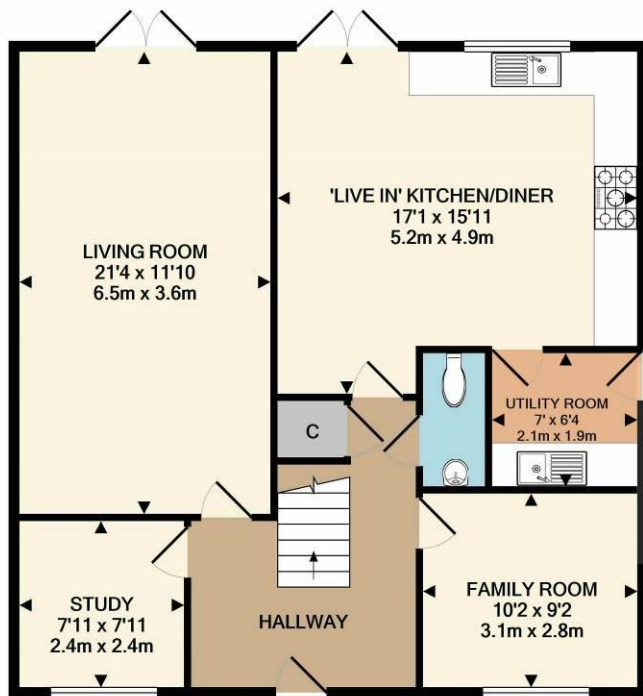




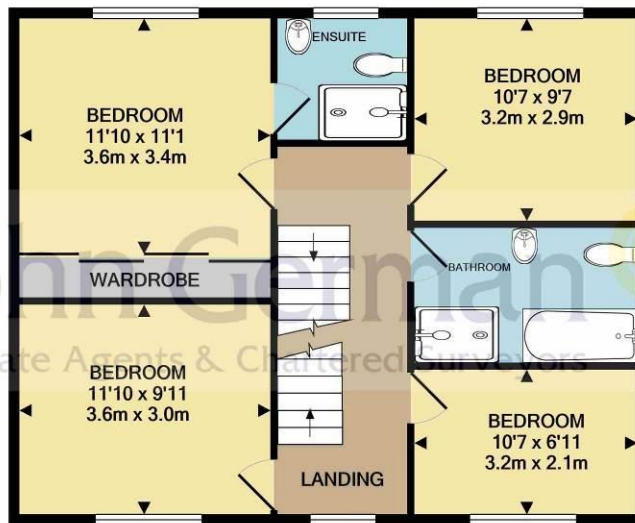




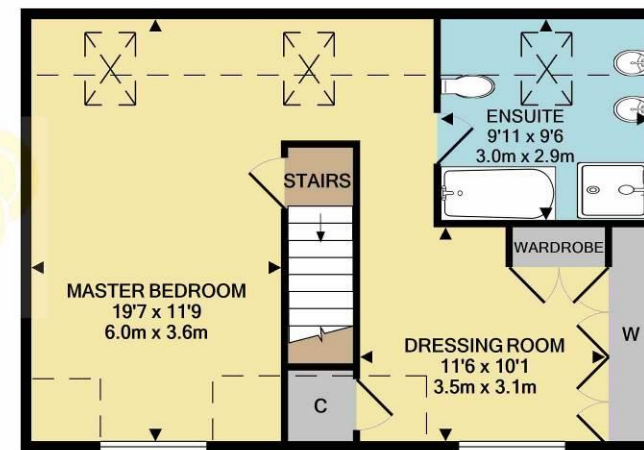




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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	82   B	90   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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