



Chapel Street Ibstock

- Modern semi-detached home
- Bay-fronted sitting room
- Spacious open-plan kitchen/diner
- French doors to rear garden
- Three generous bedrooms
- Principal bedroom with en suite
- Large enclosed rear garden
- Driveway parking for multiple vehicles
- EPC Rating B / Council Tax Band B / Freehold

Welcome to Chapel Street, a modern semi-detached home tucked away in a private position on an excellent plot. Built in recent years, the property offers well-designed, stylish accommodation throughout and is perfectly suited to modern family life.

The ground floor features a bright bay-fronted sitting room, providing a comfortable space to relax. To the rear, the impressive open-plan kitchen and dining area is undoubtedly the hub of the home, fitted with a range of contemporary units and offering plenty of room for both everyday living and entertaining. French doors open onto the rear garden, helping to bring the outside in, while a useful downstairs cloakroom completes the accommodation on this floor.

Upstairs, there are three well-proportioned bedrooms and two modern bathrooms. The main bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a stylish family bathroom, both finished in a contemporary style.

Outside, the rear garden is a real selling point. Generous in size, it offers plenty of potential for those looking to create their ideal outdoor space. Currently laid mainly to lawn with patio seating areas, it is fully enclosed by timber fencing.

The property also benefits from excellent off-road parking. A tarmac driveway runs to the front and side of the house, providing space for several vehicles.



**Method of Sale:**

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band B.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

**Services:**

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

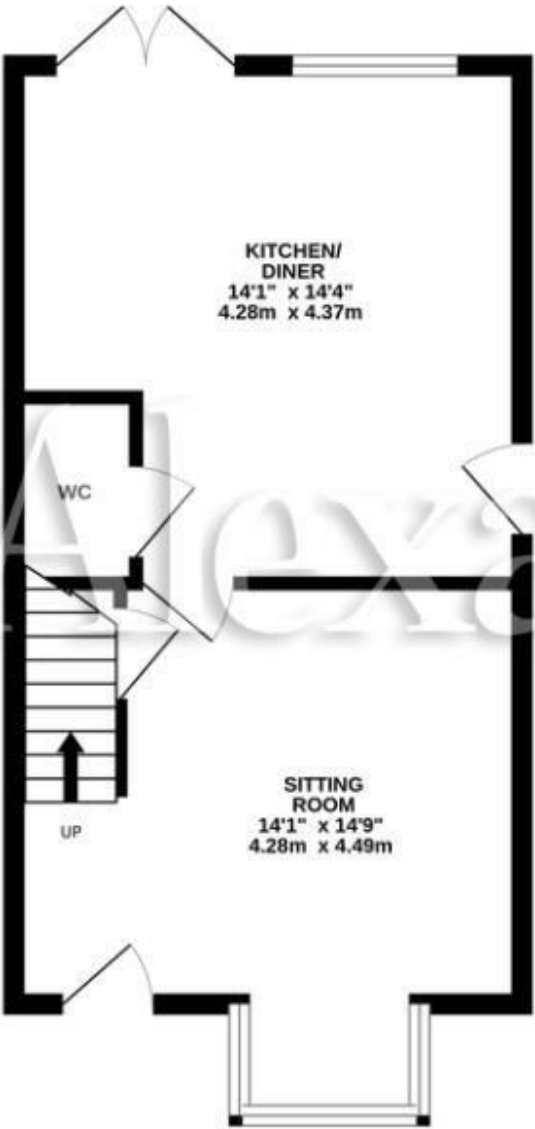


Energy Efficiency Rating

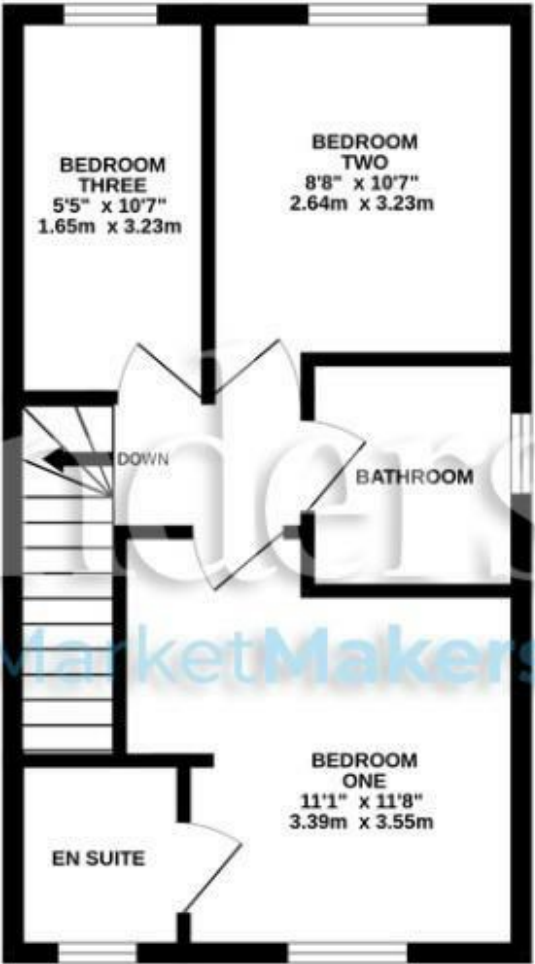
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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