

Sinclair



40 Parkdale, Ibstock

£200,000

40 Parkdale

Ibstock, Ibstock

This TWO BEDROOM SEMI DEATCHED HOME offering off road parking, a detached garage and low maintenance rear garden comes to the market, enjoying an open plan lounge with kitchen/diner to the ground floor with stairs rising to the first floor landing giving way to two good sized bedrooms and a shower room. Situated within the popular commuter village of Ibstock and ideal for first time buyers, an early inspection comes highly advised in order to avoid disappointment.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi Detached Home
- Two Bedrooms
- Detached Garage
- Off Road Parking
- Popular Location



GROUND FLOOR

Entrance Porch

Entered via a uPVC front door and having an inset footwell with further opaque single glazed window to front.

Lounge/Diner

14' 0" x 13' 8" (4.27m x 4.17m)

Enjoying a dual aspect with uPVC double glazed windows to front and side, timber effect laminate flooring, two column radiators and having stairs rising to the first floor.

Kitchen

13' 9" x 8' 3" (4.19m x 2.51m)

Inclusive of an attractive range of wall and base units, a sink and drainer unit with swan neck mixer tap, freestanding gas cooker with extractor hood over with tiling to splash prone areas, integrated fridge/freezer, timber effect laminate flooring, a column radiator, uPVC double glazed window to rear with further uPVC framed French doors accessing the rear garden.

FIRST FLOOR

Landing

Stairs into the first floor landing give way 22 good. Sized bedrooms and the shower room and to comprise an opaque u p c double glaze. When noticed side, coving loft hatch and airing cupboard, which in turn houses the gas fired central. Heating boiler

Bedroom One

10' 4" x 10' 8" (3.15m x 3.25m)

Enjoying over stairs storage and a uPVC double glazed window to front.



FRONT GARDEN

An area of stone shingling, which is in turn bisected by a paved walkway accessing the front door and surrounded by a range of shrubs.

REAR GARDEN

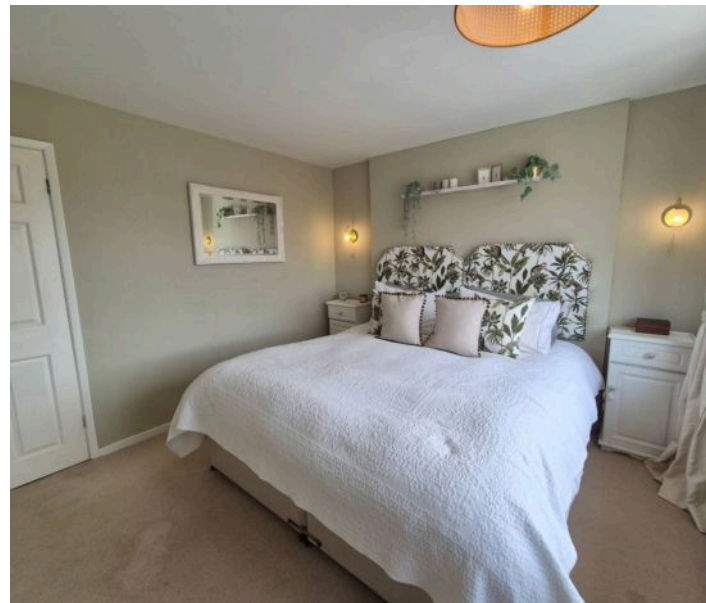
Having an area of stone shingling and entered by a side gate, the rear garden enjoys a well maintained lawn with a paved walkway accessing the rear portion of the garden surrounded by timber close board fencing and a host of mature shrubs.

Garage

Entered via an up and over door to front and benefiting from both light and power, a timber framed single window to side and having uPVC personnel door.

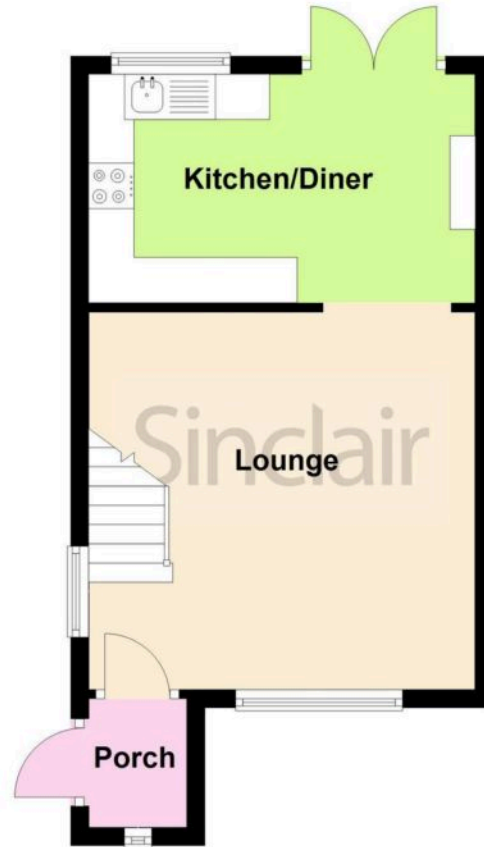
Driveway

A tandem tarmacadmed driveway offers offer a parking for multiple vehicles.

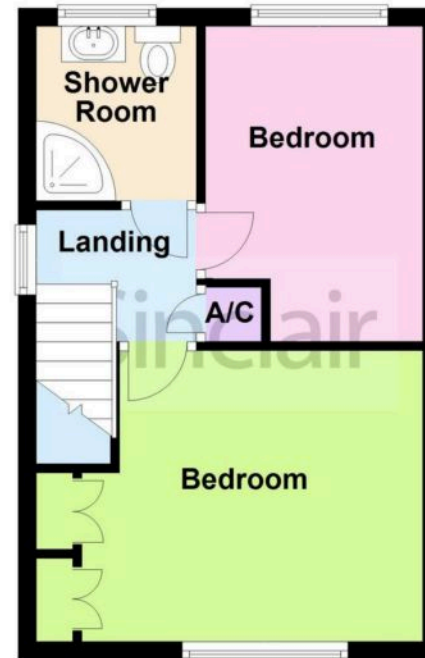




Ground Floor



First Floor





Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) – The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.