



# HOPKINS & DAINTY

ESTATE AGENTS



**Thorndale, Ibstock, LE67 6JT**

**£219,950**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this attractive, three bedroom semi detached home.

Set in the popular village of Ibstock, with accommodation comprising: entrance hall, lounge and a rear kitchen/dining room with an integrated oven and hob. On the first floor, the main bedroom is a good size double, with fitted wardrobes. There are two further bedrooms and a stylish shower room with a three piece suite. The property has gas central heating off a combination boiler, along with double glazing, side driveway parking and an enclosed rear lawn and patio garden.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

### Entrance Hall



Accessed via a double glazed entrance door. With laminate flooring, a radiator, ceiling spotlights, a double glazed side window, stairs rising to the first floor and opening to:

### Lounge 14'3" x 10'7" (4.36 x 3.25)



With laminate flooring, a designer radiator, ceiling spotlights, a double glazed front window and door to:

### Kitchen/Diner 14'0" x 9'11" (4.27 x 3.04)



Spanning the full width of the property with a double glazed window and door opening onto the garden. Fitted range of base and wall units with worktops and an inset sink and drainer. There is a built in electric oven, hob and hood; along with plumbing for a washing machine and space for a fridge/freezer. Boiler cupboard housing the wall mounted gas boiler, ceiling spotlights, a designer radiator, and an under stairs storage cupboard.

### First Floor Landing



With a built in storage cupboard, ceiling spotlights and access to the loft space, via a pull down ladder. Doors leading off.

### Bedroom 1 10'9" x 8'1" (3.29 x 2.47)



Measurements do not include the wardrobes. Front double bedroom with a range of fitted wardrobes along one wall. Radiator, ceiling spotlights and two double glazed front windows.

### Bedroom 2 10'0" x 7'2" (3.06 x 2.19)



Rear double bedroom with a radiator, ceiling spotlights and a double glazed window.

### Bedroom 3 6'11" x 6'6" (2.13 x 1.99)



Single third bedroom (currently used as a dressing room), with a radiator, ceiling spotlights and a double glazed rear window.

### Shower Room 7'2" x 5'6" x 5'9" (2.20 x 1.68 x 1.76)



Three piece suite comprising walk in shower, wash hand basin and WC. With tiled splashbacks and flooring, a heated towel rail and a double glazed side window.

### Frontage

To the front of the property there is an open lawn garden with a path to the entrance door.

### Side Parking



Side driveway parking with gated entry to the rear garden.

### Rear Garden



Enclosed rear lawn and patio garden with fencing to the boundary.

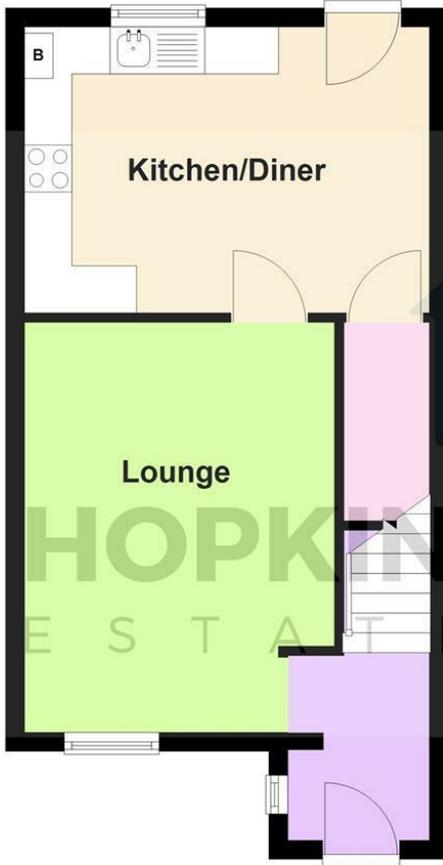
### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good

structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

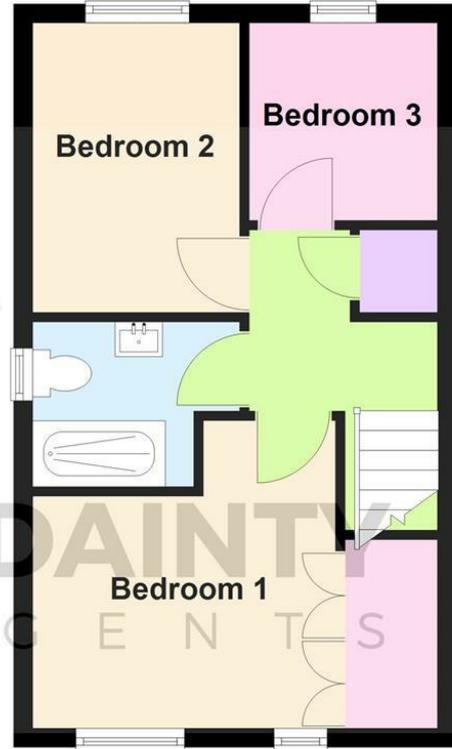
**Ground Floor**

Approx. 33.7 sq. metres (363.1 sq. feet)



**First Floor**

Approx. 32.0 sq. metres (344.7 sq. feet)



Total area: approx. 65.8 sq. metres (707.9 sq. feet)

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Plan produced using PlanUp.

**Area Map**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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