

Sinclair



45 Mill Hill Wood Way, Ibstock

£280,000

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Ibstock

This beautifully kept THREE BEDROOM SEMI DETACHED HOME offers spacious and flexible accommodation arranged over three floors. The property features a welcoming entrance hall, a versatile study or lobby area, and three double bedrooms. The top floor suite provides a separate dressing room and a modern en-suite. The lounge accesses an outdoor covered entertaining area and the dining kitchen is contemporary in design.

Outside, the front garden has been landscaped for low maintenance, the property benefits from a private driveway that offers off road parking for three cars and leads to a detached brick built garage, an EV charging connection is also installed. The rear garden is a highlight, with a slabbed patio seating area under a pergola, creating an ideal space for outdoor dining and entertaining. Artificial grass, pathway leads to a secluded area behind the garage, perfect for a hot tub or additional storage.

Council Tax band: C

Tenure: Freehold

- Beautifully Kept Semi Detached Home
- Three Double Bedrooms
- Study/ Lobby Area
- Top Floor Suite
- Landscaped Gardens
- Private Drive & Detached Garage



GROUND FLOOR

Reception Hall

Having a composite entrance door with canopy over through to the reception hall. The reception hall has stairs accessing the first floor with an under stair storage cupboard, radiator, tiled flooring and access to the downstairs cloakroom/WC, dining kitchen and lounge.

Downstairs WC

Fitted with a white two piece suite comprising low flush WC with concealed system and push button flush, corner wash hand basin, uPVC double glazed window to front, radiator and continued to tiled flooring from the hallway

Dining Kitchen

14' 1" x 7' 10" (4.29m x 2.39m)

The fitted dining kitchen has a one and half bowl single drainer stainless steel sink unit with stylish chrome mixer tap over and cupboard under. Fitted units to the wall and base, roll edge work surfaces with matching up stand. There is a four ring gas hob with extractor fan over, oven and grill, integrated fridge/freezer and slimline dishwasher, plumbing for washing machine, concealed gas fed boiler, tiled flooring continuing from the hallway, radiator and uPVC double glazed window to front with fitted blinds.

Lounge

10' 10" x 14' 11" (3.30m x 4.55m)

Having uPVC double glazed patio doors with inset fitted blinds and matching adjacent windows overlooking and accessing the garden and has a covered outdoor entertaining/kitchen area.



FIRST FLOOR

Landing

The first floor landing gives way to two double bedrooms, family bathroom and study/lobby area which in turn accesses the top floor suite. There is an air cupboard housing the hot water system.

Bedroom Two

12' 10" x 8' 2" (3.91m x 2.49m)

Having uPVC double glazed window to rear with fitted blinds and radiator.

Bedroom Three

12' 0" x 8' 2" (3.66m x 2.49m)

Having uPVC double glazed window to front with fitted blinds and radiator.

Family Bathroom

Having a three piece suite comprising low level w.c, pedestal wash hand basin, panelled bath, tiled splash backs, tiled floor, radiator and uPVC double glazed opaque window to rear.

Lobby/ Study Space

5' 10" x 6' 6" (1.78m x 1.98m)

(Minimum Measurements) This useful lobby area serves well as a study/office space with uPVC double glazed window to front with fitted blind, radiator and stairs accessing the top floor suite.



SECOND FLOOR

Top Floor Suite

12' 0" x 11' 4" (3.66m x 3.45m)

(Not including dormer window) The top floor opens to a feature master suite with uPVC double glazed dormer window to front with fitted blind and pleasant outlook, radiator and doors accessing the dressing room and ensuite shower room.

Dressing Room

7' 3" x 7' 6" (2.21m x 2.29m)

Having a double glazed skylight window, radiator and a range of fitted wardrobes and drawers.

En-Suite Shower Room

Fitted with a white three piece suite comprising walk-in shower cubicle with thermostatic shower and door screening, low level push button w.c, pedestal wash hand basin, tiled splash backs, radiator and double glazed skylight window.



FRONT GARDEN

The front garden has been landscaped for low maintenance with railway sleeper planters, stone shingling and tiled frontage pathway to the front door beneath a canopy porch.

REAR GARDEN

The rear garden has been beautifully landscaped with a slabbed patio seating area with pergola over providing an ideal entertaining and outdoor kitchen space. There is artificial grass beyond and pathway continuing from the patio to a space located to the rear of the garage, ideal for a hot tub area or storage with a fixed canopy over, electric light and power.

Garage

The detached garage has an up and over entrance door, electric light and power.

Driveway

The Property enjoys a private driveway providing off road parking for three cars and leads to the detached brick built garage. There is also an EV charging connection.

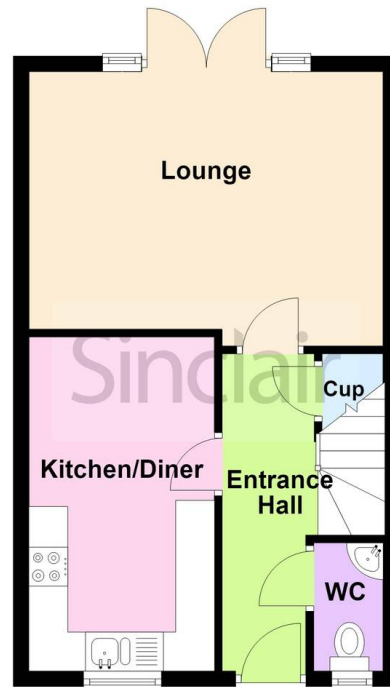
EV charging



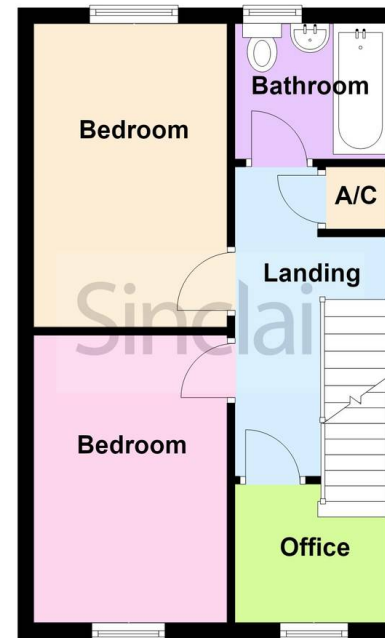




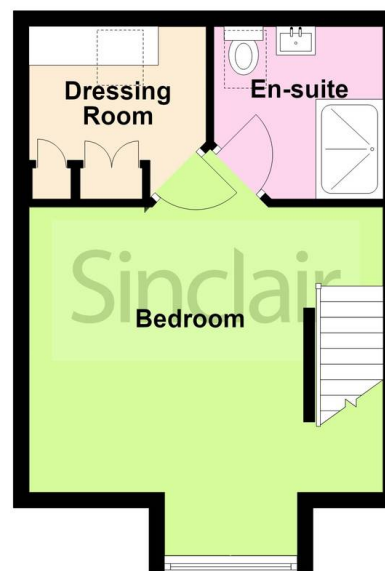
Ground Floor



First Floor



Second Floor





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