219 Leicester Road

| LE67 6HP | Offers In The Region Of £550,000

ROYSTON & LUND

- Guide Price: £525,000 - £550,000
- Spacious Open Plan Kitchen/Breakfast Room
- South Facing Garden with Established Planting
- Spacious Driveway & Double Garage
- Council Tax: E // EPC: C
- Four bedroom Detached Family Home
- Principle Bedroom with En-Suite
- Utility Room & Ground Floor WC
- Close to Numerous Amenities
- Freehold

*** Offers in the Region of £550,000 ***

This spacious four-bedroom detached family home is situated in Ibstock, within easy reach of a range of local amenities, schools and excellent transport links.

The accommodation begins with an inner porch opening into the entrance hall, which provides access to the living room, snug and impressive open-plan kitchen, breakfast and dining space. The bright and spacious living room features a bay window and fireplace with a wood-burning stove, alongside double doors connecting to the dining area.

At the heart of the home is the generous kitchen and breakfast room, offering ample worktop and cupboard space, a breakfast bar and several windows overlooking the rear garden. This versatile area incorporates additional seating and dining spaces, with double doors opening directly onto the patio. A separate utility room provides access to the ground-floor WC and integral double garage.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room, while the remaining bedrooms are served by the family bathroom.

Externally, the property features a substantial driveway providing off-road parking for several vehicles, with space to turn and access to the double garage.

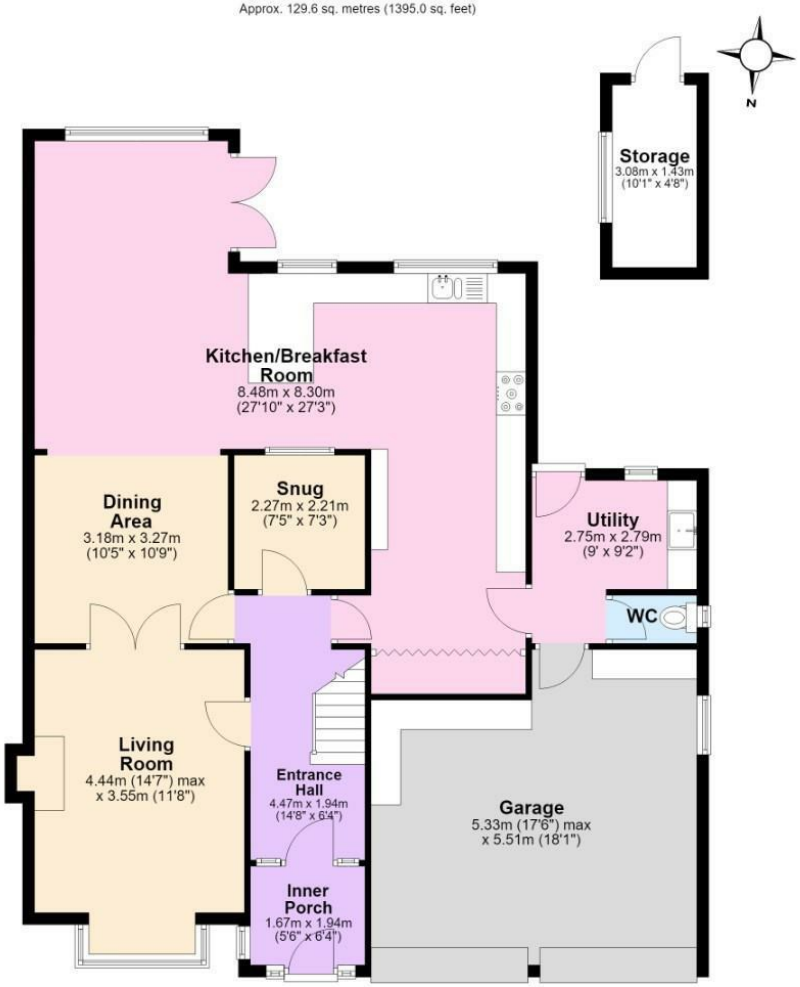
The generous rear garden is predominantly laid to lawn, with established hedge boundaries, a patio seating area and a useful detached storage building.

For more information: https://reports.sprift.com/property-report/?access_report_id=5577366

Freehold

Ground Floor

Approx. 129.6 sq. metres (1395.0 sq. feet)



First Floor

Approx. 60.4 sq. metres (650.6 sq. feet)

Total area: approx. 190.0 sq. metres (2045.6 sq. feet)

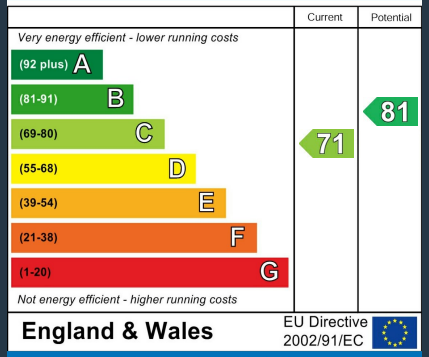
The Property Ombudsman

naea | propertymark PROTECTED

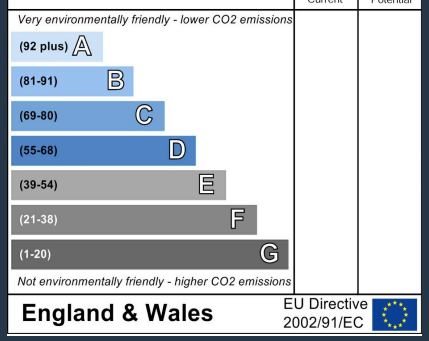
THE GUILD PROPERTY PROFESSIONALS

EPC

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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