



# Pepper Drive Ibstock

- Offered with no upward chain
- Attractive semi-detached home
- Situated within popular modern development
- Bay fronted living room to the fore
- Sleek open plan kitchen/diner
- Two bedrooms and two bathrooms
- Private rear garden and off-road parking
- Close to local schooling and amenities
- EPC Rating B / Council Tax Band B / Freehold

Welcome to Pepper Drive, a superb semi-detached home built by the well-regarded developer Kier Homes and offered to the market with the significant advantage of no upward chain. Situated within a popular modern development, this attractive property showcases contemporary design and well-balanced accommodation, complemented externally by private driveway parking for two vehicles and an attractive, well-maintained frontage.

Inside, the home offers bright and well-proportioned interiors with a modern finish throughout. Natural light enhances the living spaces, while a sleek open-plan layout at the rear connects effortlessly with the garden, creating a comfortable flow between indoor and outdoor areas.

The outdoor space provides a neat lawn alongside a paved seating area suited to relaxing or dining outside. Secure fencing offers privacy, while convenient side access links the garden to the front of the home.





### Accommodation:

Approaching the home, a driveway provides convenient off-road parking for two vehicles and is complemented by an attractive rendered frontage, creating an appealing first impression.

Upon entering, a bright and welcoming entrance hallway provides access to the first floor and leads through to a delightful living room positioned at the front of the home. A charming bay window allows natural light to pour into the space, while the generous proportions comfortably accommodate a range of freestanding furnishings, creating an inviting setting for relaxation.

To the rear of the property, a beautifully appointed open-plan kitchen/diner forms the heart of the home. The space features sleek matching units paired with stylish tiled flooring and offers a range of integrated appliances. French doors open directly onto the rear garden, allowing for effortless indoor-outdoor living and entertaining. Additional practical features include a spacious pantry-style cupboard and a convenient guest WC.

Upstairs, the thoughtfully designed first floor hosts two excellent double bedrooms, each benefiting from fitted storage. The primary bedroom further enjoys the luxury of a contemporary en suite shower room, while a separate family bathroom serves the remaining accommodation with a matching three-piece suite.

### Gardens and land:

Externally, the rear garden offers a simple yet timeless layout, with a neat slab-paved seating area ideal for outdoor dining and the remainder laid to lawn. Secure timber fencing encloses the garden, providing privacy, while a side pathway allows convenient access to the front of the property.

### Location:

Located in Ibstock, this well-placed village offers a range of everyday amenities including local shops, cafés, traditional pubs, a GP surgery and community facilities. Schooling is available locally with primary options and Ibstock Community College, while nearby towns provide further education choices. The village also benefits from good commuter links via the A447 and A511, with convenient access to the M1 motorway and nearby centres such as Leicester, Ashby-de-la-Zouch and Loughborough.

### 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.

An annual service charge of £289.70 applies.

### 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:**

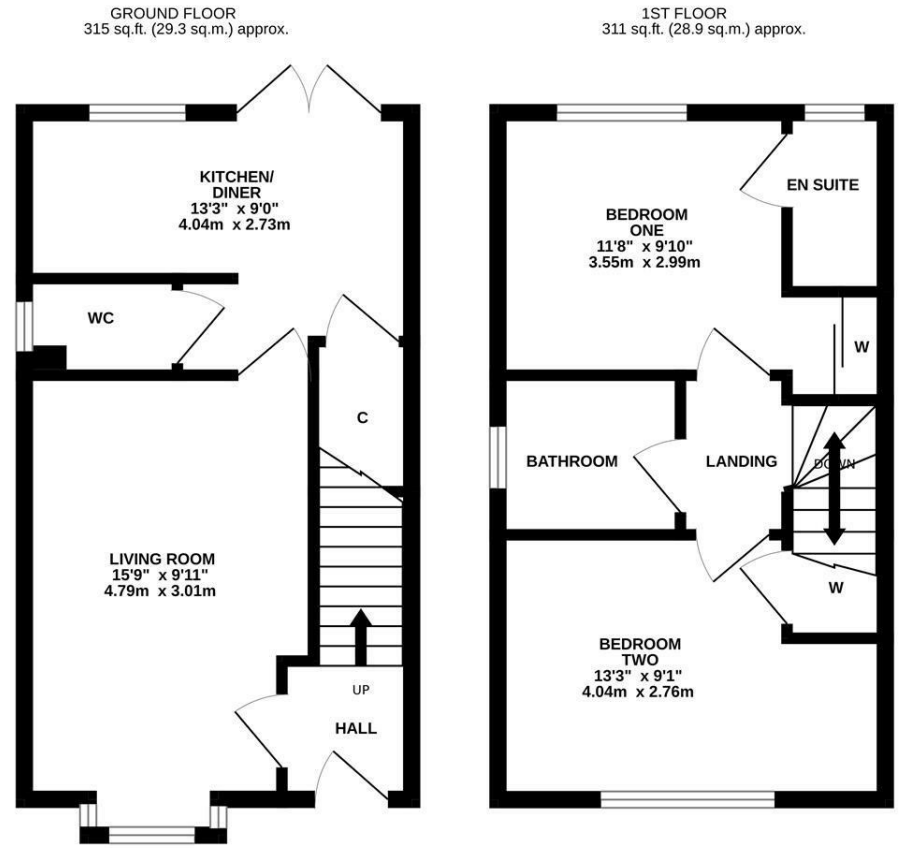
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

**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.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 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 mis-statement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



