



20 Curzon Street, Ibstock

In Excess of £164,950



## 20 Curzon Street

Ibstock, Ibstock

**\*\* CALLING ALL FIRST TIME BUYERS \*\*** This TWO DOUBLE BEDROOM TERRACE HOME situated within the popular commuter village of Ibstock comes to the market having enjoyed a host of upgraded combining a traditional layout with modern features. In brief, the property comprises a lounge, breakfast kitchen, lobby which grants access to the rear garden, three piece bathroom suite and stairs rising to the first floor landing giving way to two double bedrooms. Externally, the property enjoys a garden to the rear with low maintenance at it's heart. Early viewings come highly advised.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Breakfast Kitchen
- Traditionally Styled
- Rear Garden
- Modern Throughout
- Terraces Home
- Two Double Bedrooms





## GROUND FLOOR

### Lounge

10' 8" x 12' 0" (3.25m x 3.66m)

Entered via a uPVC double glazed stable door with uPVC double glazed window to front, timber effect laminate flooring, dado rail and feature inset brick fireplace (not in use).

### Breakfast Kitchen

10' 8" x 9' 2" (3.25m x 2.79m)

Inclusive of an attractive range of base and wall units, free standing electric oven/grill with four ring electric hob, space and plumbing for appliances, sink and drainer unit with flexi hose mixer tap, tiled splash backs, vinyl flooring, expansive pantry occupying the understairs space and having an opaque uPVC double glazed window rear.

### Rear Lobby

Having an opaque uPVC double glazed door accessing the rear garden with adjacent uPVC double glazed window and providing access to both the first floor and family bathroom.

### Family Bathroom

6' 9" x 5' 8" (2.06m x 1.73m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, P-shaped bath with splash screen and thermostatic mixer shower over, extractor fan, vinyl flooring, tiled walls, chrome heated towel rail and uPVC opaque double glazed window to side.





## FIRST FLOOR

### Landing

#### Bedroom One

10' 9" x 12' 2" (3.28m x 3.71m)

Having uPVC double glazed window to front.

#### Bedroom Two

10' 9" x 9' 3" (3.28m x 2.82m)

Having access to over stairs storage, loft hatch, timber effect laminate flooring and uPVC double glazed window to rear.

## OUTSIDE

### Rear Garden

Having a paved courtyard facilitated by a water point and external power point is surrounded by close board fencing and offers a side gated access (the neighbouring property has pedestrian easement to access side gate) and a brick store. An Indian flag paved patio area edged with stone shingling offers access to further pebbled areas, artificial lawn with block edging, a range of mature shrubs and a further paved seating area to the rear of the garden which in turn host a garden shed and further rear gated access.









Ground Floor



First Floor





## Sinclair Estate Agents

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

01530 838338

[coalville@sinclairestateagents.co.uk](mailto:coalville@sinclairestateagents.co.uk)

[www.sinclairestateagents.co.uk/#/](http://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.