HOPKINS & DAINTY
ESTATE AGENTS

Thomas Street, Ibstock, LE67 6RD

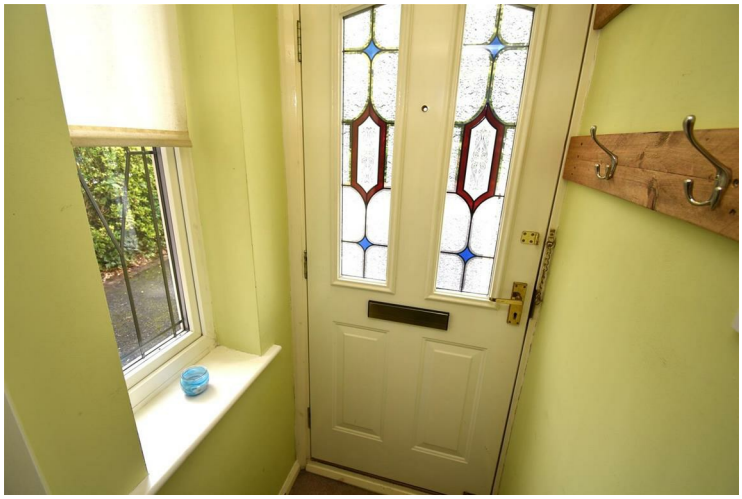
£250,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring the market this attractive and spacious, three bedroom family home. Set in a small residential cul-de-sac with a green space/playground opposite. With NO UPWARD CHAIN, the accommodation is accessed via a front entrance hall and comprises a spacious lounge, rear kitchen/diner with patio doors opening to a double glazed CONSERVATORY overlooking the rear garden. On the first floor there are three good sized bedrooms. The master has fitted bedroom furniture and an En Suite Shower Room. There is also a stylish bath/shower room with a four piece suite.

The property also has gas central heating, double glazing, front driveway parking, an integral garage and a delightful rear garden and is well worth viewing.

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 a leaded light double glazed side window and door to:

Lounge 13'8" x 10'5" (4.18 x 3.19)

Spacious sitting room with a radiator, coving to the ceiling and a leaded light double glazed front window. Door to:

Kitchen/Diner 18'11" x 10'1" (5.77 x 3.09)

Spanning the full width of the property with sliding patio doors opening to the rear conservatory. Fitted with a range of base and wall units with worktops and a breakfast bar. Inset sink and drainer with a mixer tap. There is a built in double electric oven, electric hob and hood; along with plumbing for a washing machine and dishwasher and space for a fridge/freezer. Laminate flooring, wall mounted gas boiler, a leaded light double glazed rear window, double glazed side access door, three radiators and stairs rising to the first floor with a small storage cupboard under.

Conservatory 9'2" x 8'2" (2.80 x 2.50)

Double glazed rear conservatory with windows and doors opening onto the rear patio/garden. Laminate flooring and a radiator.

First Floor Landing

With decorative balustrade, a radiator, access to the loft space and doors leading off.

Master Bedroom 12'5" x 10'4" max. (3.81 x 3.15 max.)

Measurements include the wardrobes etc.
Fitted with a range of wardrobes with cupboards over, a dressing table and drawers. Radiator, coving to the ceiling with spotlights, a leaded light double glazed front window and door to:

En-Suite Shower Room 10'2" x 3'3" (3.12 x 1.00)

Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks, a radiator, tiled flooring, an extractor vent and a leaded light double glazed side window.

Bedroom 2 10'2" x 8'1" (3.12 x 2.48)

Second double bedroom with a radiator and leaded light double glazed rear window.

Bedroom 3 8'4" x 8'2" max. (2.56 x 2.50 max.)

Third bedroom with a radiator, ceiling spotlights and a leaded light double glazed front window.

Bath/Shower Room 8'5" x 6'10" max. (2.57 x 2.10 max.)

Stylish bath/shower room with a four piece suite. Comprising bath, walk in shower, wash hand basin and

WC. Tiled walls and flooring, a heated towel rail, extractor vent a leaded light double glazed rear window.

Front/Driveway

To the front of the property there is ample driveway parking for more than one car. Access to the garage and entrance door, with a gated side path leading to the rear garden.

Garage 16'8" x 7'8" max (5.10 x 2.35 max)

With an up and over door, electric light and power connected.

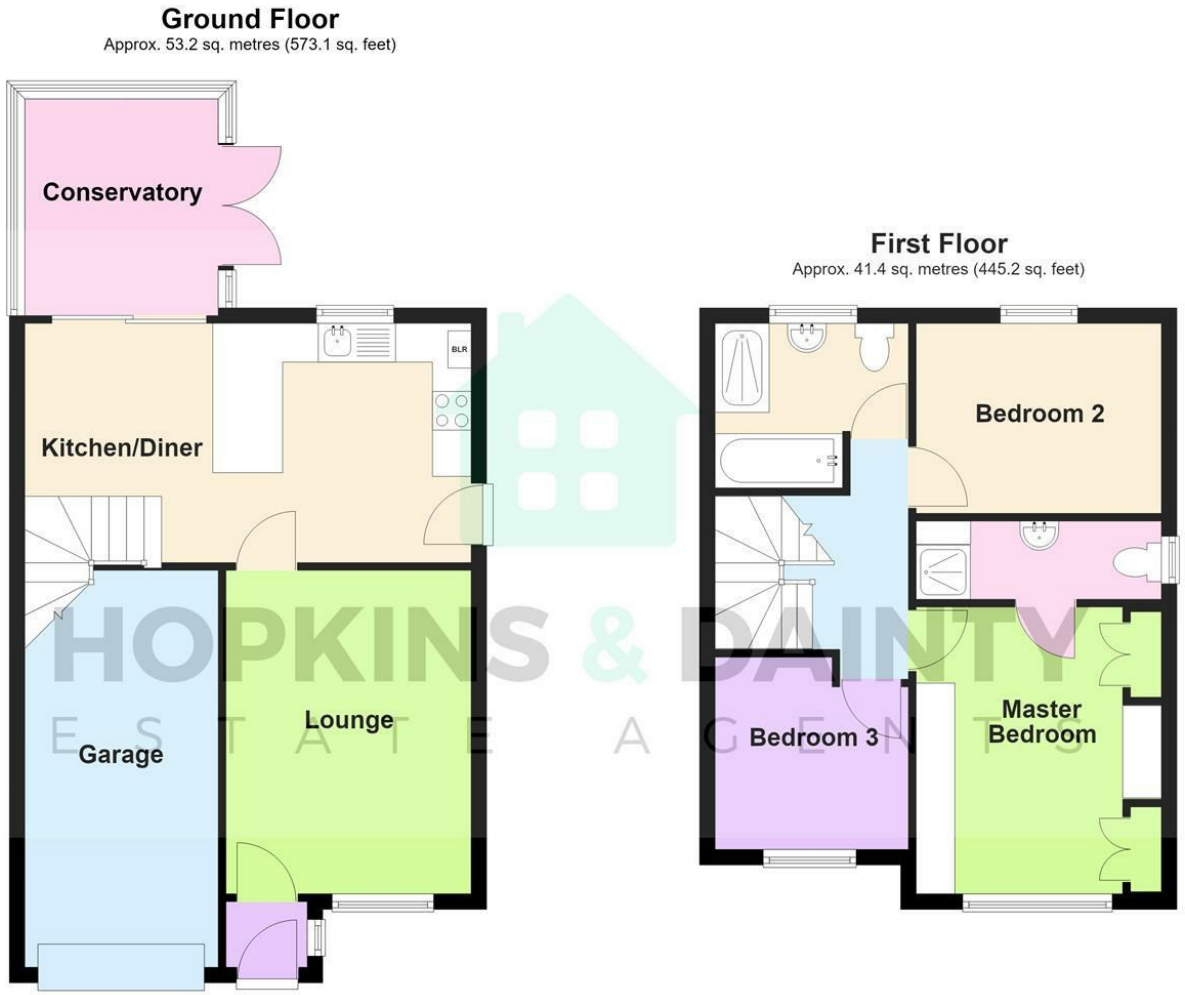
Rear Garden

Delightful enclosed rear lawn and patio garden, with fencing to the boundary, mature shrubs and an outside tap.

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.

Floor Plan



Total area: approx. 94.6 sq. metres (1018.3 sq. feet)

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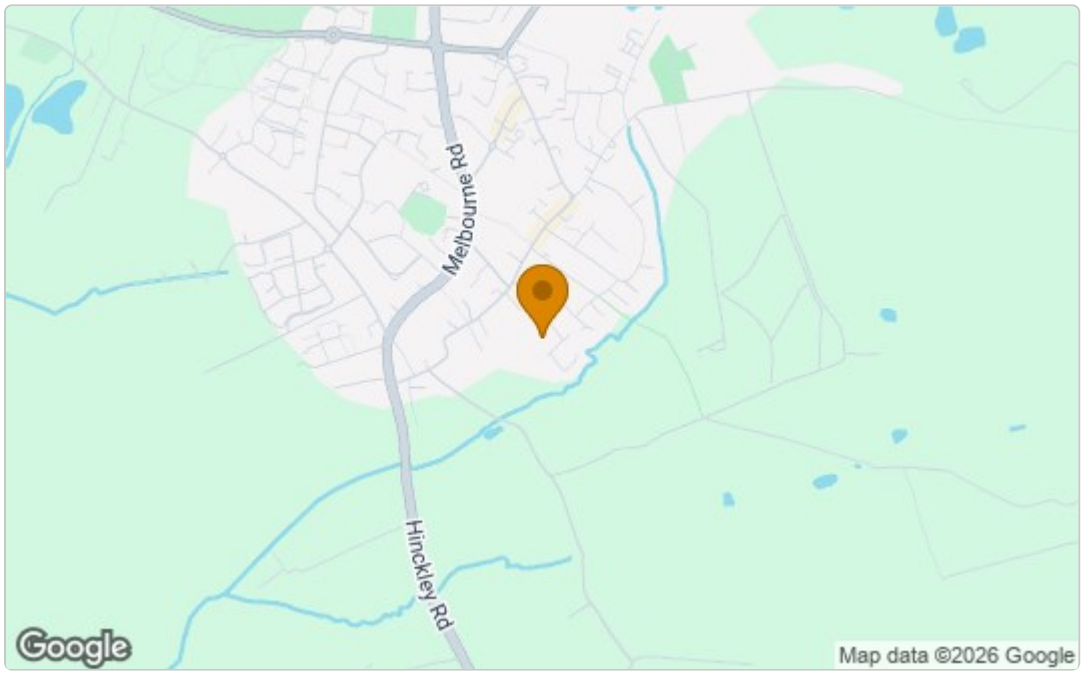
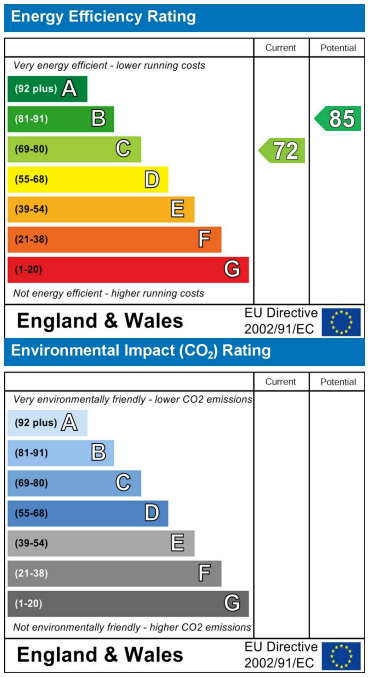
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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