



Penistone Street Ibstock

- Offered with no onward chain
- Charming terraced home
- Traditional character features
- Family living room with feature fireplace
- Attractive kitchen and dining room
- Two generous double bedrooms
- Four-piece bathroom suite
- Generously proportioned rear garden
- EPC Rating D / Council Tax Band A / Freehold

An attractive and beautifully presented home in a well-situated village location, combining timeless character with stylish modern enhancements. The property enjoys a practical layout designed for comfortable day-to-day living. Interiors are elevated by tasteful presentation, good natural light, blending traditional character with modern finishes. The overall feel is both welcoming and adaptable, suited to a range of lifestyle needs.

Externally, the garden provides a private and well-kept space with defined areas for relaxing and entertaining, creating an appealing extension of the living environment.





General Description:

Welcome to Penistone Street, an excellently situated and beautifully presented terraced home set in the heart of Ibstock. Blending traditional character with modern convenience, this inviting property offers generous living space within easy reach of local amenities, making it an ideal choice for first-time buyers, downsizers, or investors alike.

Accommodation:

Upon entering the home, you are welcomed into a delightful family living room positioned at the front, centred around a charming feature fireplace that creates a warm and inviting atmosphere. Beyond, a superb dining room or secondary reception space provides flexibility for both everyday living and entertaining, with an open aspect leading through to the kitchen and stairs rising to the first floor. The kitchen itself is tastefully appointed with a range of matching units and work surfaces, offering both style and practicality. To the rear, a convenient utility room and guest cloakroom enhance the functionality of the ground floor layout.

Upstairs, the property continues to impress with two generously proportioned double bedrooms, each offering excellent versatility to suit a variety of needs, whether as sleeping accommodation, a home office, or guest space. The accommodation is completed by an attractive family bathroom, featuring a well-appointed four-piece suite complemented by quality tiling.



Gardens and land:

Externally, the property enjoys a pleasant and well-maintained rear garden. A slab-paved patio provides the perfect space for outdoor dining and relaxation, leading onto a spacious lawn area. At the far end of the garden, a timber-decked seating area offers an additional spot for entertaining or unwinding, creating a wonderful outdoor retreat to enjoy throughout the year.

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.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band A.

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.

Ground Floor
Approx. 45.8 sq. metres (493.5 sq. feet)



First Floor
Approx. 46.7 sq. metres (502.2 sq. feet)



Total area: approx. 92.5 sq. metres (995.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		



