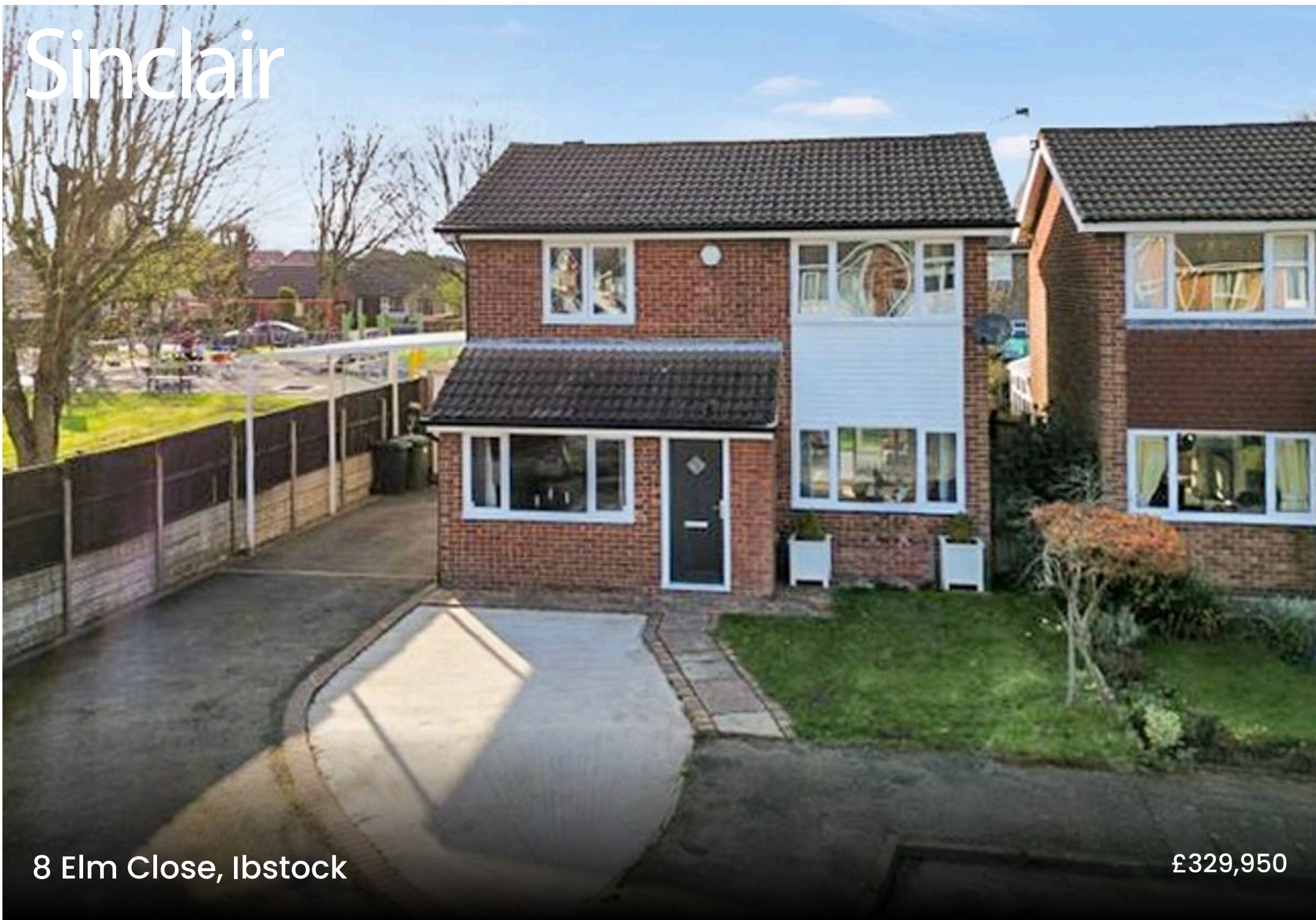


Sinclair



8 Elm Close, Ibstock

£329,950

8 Elm Close

Ibstock

This MUCH IMPROVED FOUR BEDROOM DETACHED FAMILY HOME having been fully renovated and reconfigured In 2021 comes to the market occupying a corner position within a popular cul de sac within the village of Ibstock and benefits from a detached garage, 20'0" lounge, separate dining room, ground floor w.c, kitchen and conservatory to the ground floor with stairs rising to the first floor offering a family bathroom and four bedrooms. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Four Bedrooms
- Lounge & Dining Room
- Modern Throughout
- Conservatory
- Corner Plot
- Detached Garage & Ample Parking



GROUND FLOOR

Entrance Hall

Entered through a composite front door and having column radiator, timber effect LVT flooring and stairs rising to the first floor.

Lounge

20' 2" x 11' 2" (6.15m x 3.40m)

Opening up from the entrance hall, the lounge has a uPVC double glazed window to front, feature media wall with cupboards and shelving with lighting and uPVC sliding patio doors to the conservatory.

Dining Room

12' 5" x 7' 7" (3.78m x 2.31m)

Having uPVC double glazed window to front and inset downlights.

Kitchen

7' 7" x 12' 3" (2.31m x 3.73m)

This fitted Howdens kitchen comprises a range of wall and based units, a Belfast sink with swan neck mixer tap, timber effect vinyl flooring, under plinth lighting, inset downlights, a fitted dishwasher, space for further appliances, uPVC double glazed window to rear and having a composite side door accessing the rear garden.

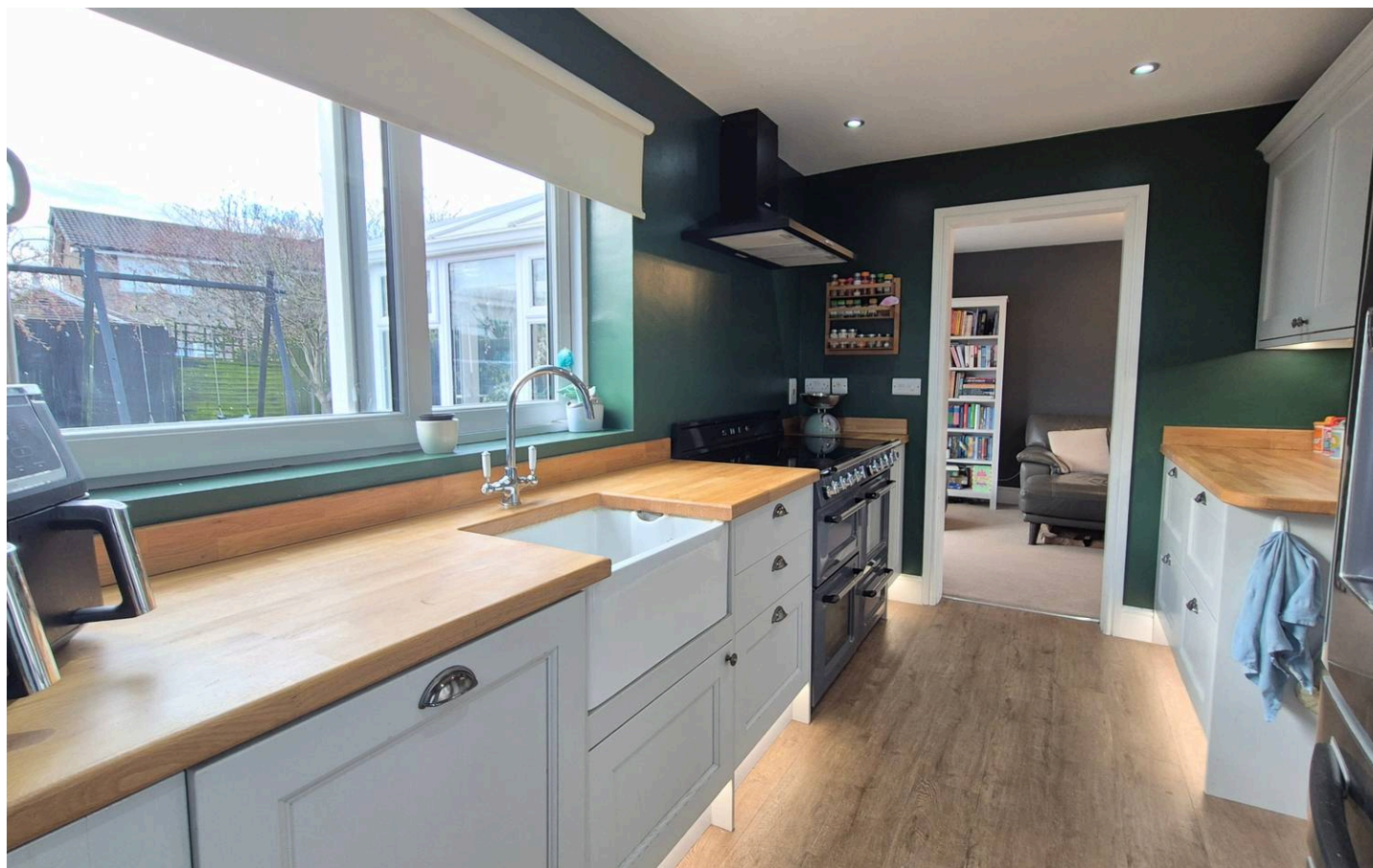
Conservatory

13' 6" x 10' 3" (4.11m x 3.12m)

Being of uPVC double glazed construction on top a dwarf brick wall and having with ceramic tiled flooring and uPVC double glazed French doors accessing the rear garden.

Inner Hall/Utility Store

Reaching the dining room and kitchen respectively. The utility store/hallway comprises timber effect LVT flooring incorporating a space located under the stairs which benefits from space and plumbing for appliances.



W.C

Having continued flooring and comprising low level push button w.c, vanity wash hand basin with mono bloc mixer tap, tiled splashbacks, extractor fan, inset downlights and a chrome heated towel rail.

FIRST FLOOR

Landing

Stairs rise to the first floor landing giving way to four good sized bedrooms including the family bathroom and comprising inset downlights.

Bedroom

10' 5" x 8' 8" (3.18m x 2.64m)

Having fitted sliding wardrobes and dresser with uPVC double glazed window to front.

Bedroom

11' 2" x 8' 0" (3.40m x 2.44m)

Having access to over stair storage and a uPVC double glazed window to front.

Bedroom

8' 6" x 7' 0" (2.59m x 2.13m)

Having uPVC double glazed window to rear.

Bedroom

9' 3" x 8' 4" (2.82m x 2.54m)

Having a fitted wardrobe and uPVC double glazed window to rear.

Bathroom

5' 5" x 6' 2" (1.65m x 1.88m)

This three piece suite comprises a P-shaped bath with splash screen and thermostatic mixer tap over, low level push button w.c, vanity wash hand basin, splashback panelling herringbone effect, vinyl flooring, inset downlights, extractor fan and having a chrome heated towel rail.



REAR GARDEN

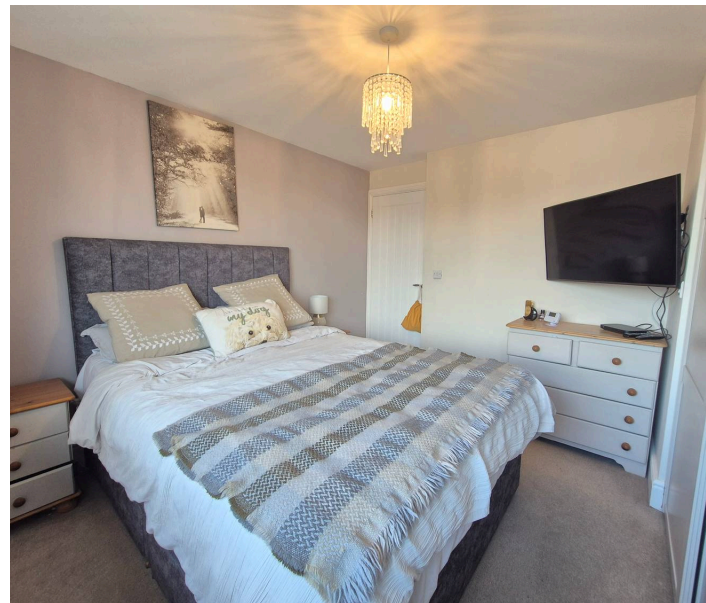
Having an Indian flag paved patio, a well maintained lawn with borders, further raised stone shingled flower bed and surrounded by timber close board fencing.

Garage

Enjoying light power and an up and over door to front.

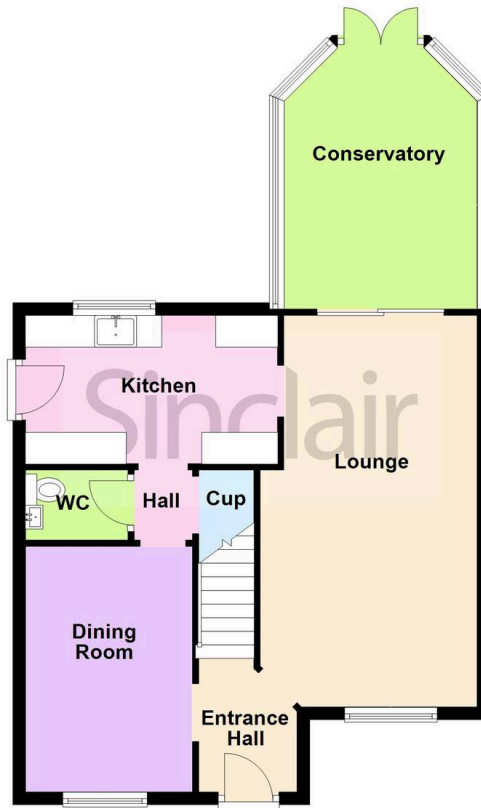
Driveway

Offering ample off road parking via a tarmacadam and separate concrete driveway and having a well maintained lawn and carport respectively.

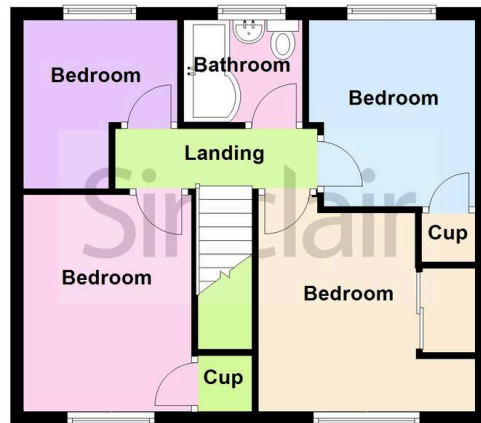




Ground Floor



First Floor





Sinclair Estate Agents

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

01530 838338

coalville@sinclairestateagents.co.uk

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.