



58, Usbourne Way, Ibstock, Leicestershire, LE67 6AH

HOWKINS &
HARRISON

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Ibstock,
Leicestershire, LE67 6AH

Guide Price: £550,000

A substantial and beautifully presented five-bedroom detached family home, extending to 2417 sqft, offering exceptionally versatile accommodation arranged over three floors. Built to Bellway Homes' attractive 'Cadeby' design, the property features three generous reception areas, together with an impressive kitchen/diner, utility and ground-floor WC. The upper floors provide five well-proportioned bedrooms, including a superb principal suite with dressing area and en-suite, a further en-suite bedroom and family bathroom. Outside, the property is equally impressive, with an extensive driveway, double garage and a professionally landscaped, low-maintenance rear garden.

Further enhanced by numerous improvements undertaken by the current owners and with potential for future extension, subject to the necessary consents, this is an outstanding modern family home offering space, specification and flexibility in abundance.



Location

Situated within the popular Leicestershire village of Ibstock, approximately 3 miles south of Coalville and conveniently positioned for access to the wider East and West Midlands. The property benefits from good road connectivity, with the A447 providing links towards Coalville, Hinckley and the A42, while the A511 gives onward access to the M1 and surrounding commercial centres. Ibstock offers a range of everyday amenities, schools and local services, with larger centres including Ashby-de-la-Zouch, Loughborough and Leicester within comfortable driving distance. East Midlands Airport is also readily accessible, making the location well placed for both regional and national travel.

Travel Distances

Ashby-de-la-Zouch/A42 – 5 miles

Loughborough – 12 miles

Leicester – 13 miles

M1 (Junction 23a) – approximately 10 miles

East Midlands Airport – approximately 14 miles

Birmingham Airport – approximately 30 miles



Accommodation Details - Ground Floor

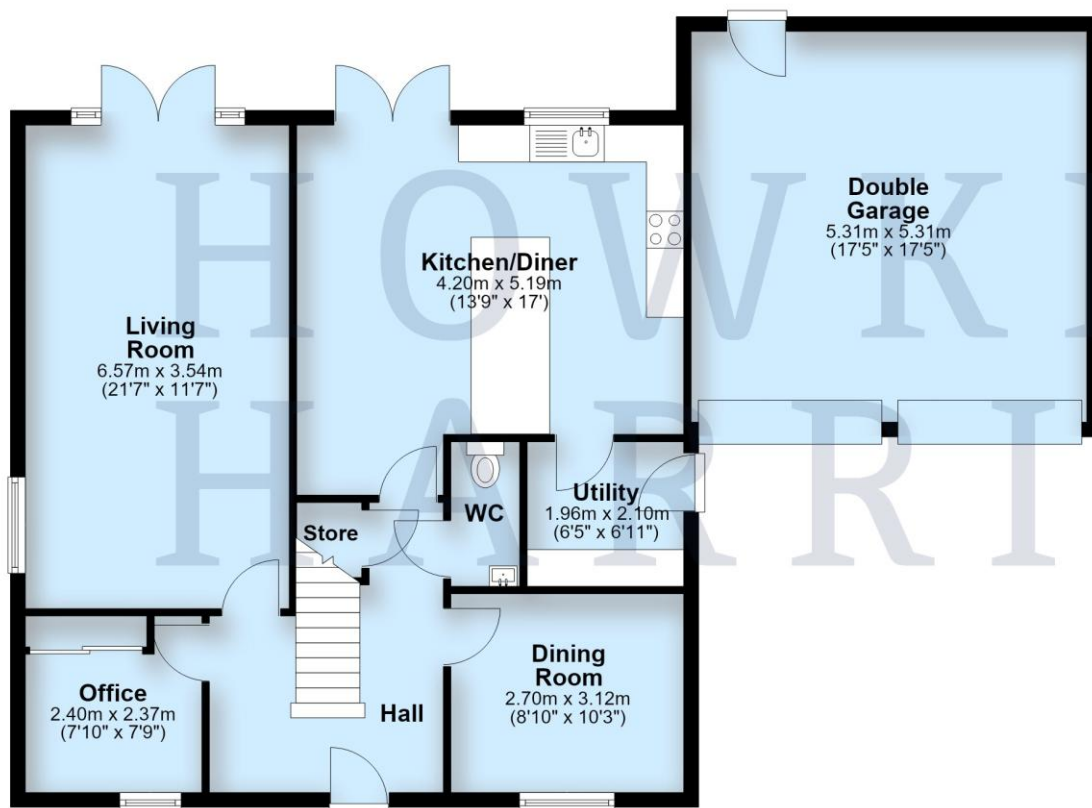
The front door opens into a welcoming reception hall, providing access to the principal ground-floor rooms and with the staircase rising to the first floor. A useful storage cupboard and cloakroom/WC are positioned off the hall. To the front of the property is a dedicated home office, providing an ideal space for home working, while the separate dining room offers a well-proportioned formal entertaining space and could equally suit use as a playroom or additional sitting room if required. The generous living room extends to approximately 21'7" in length and offers ample space for a range of lounge furniture. A contemporary feature fireplace forms a focal point to the room, while glazed doors at the rear open directly onto the garden. The kitchen/diner is another particularly impressive room, measuring approximately 17' by 13'9". It is fitted with a comprehensive range of contemporary units and work surfaces, incorporating integrated appliances and a substantial peninsula which provides additional preparation space and informal seating. Rooflights introduce further natural light, while French doors give direct

access onto the rear terrace and garden. A separate utility room adjoins the kitchen and provides additional storage and laundry space, together with convenient access towards the attached double garage.

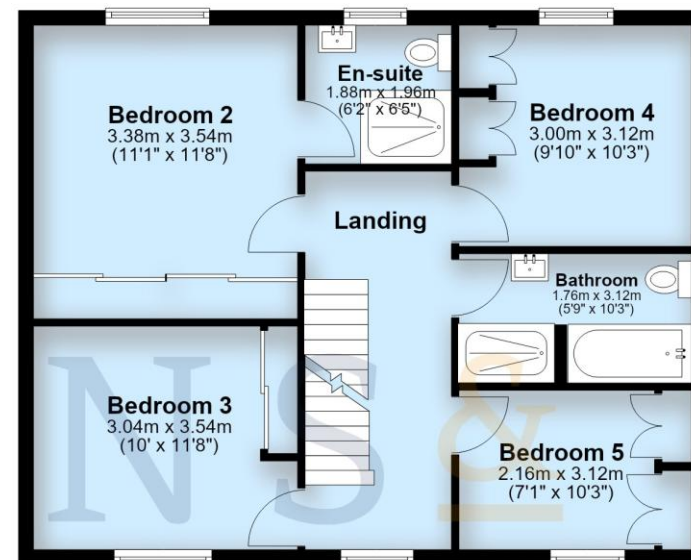
Upper Floors

The first-floor landing gives access to four of the five bedrooms. Bedroom two is a generous double room and benefits from its own en-suite shower room. Bedroom three is another good-sized double, while bedrooms four and five provide flexible accommodation suitable for children, guests or additional home-working space. The bedrooms on this level are served by the family bathroom, fitted with a bath, separate shower enclosure, wash hand basin and WC. The second floor is largely devoted to the impressive principal bedroom suite, creating a particularly spacious and private retreat. Featuring a dedicated dressing area, fitted with an extensive range of built-in wardrobes. Beyond is the generous en-suite bathroom, fitted with a bath, separate shower enclosure, twin wash hand basins and WC.

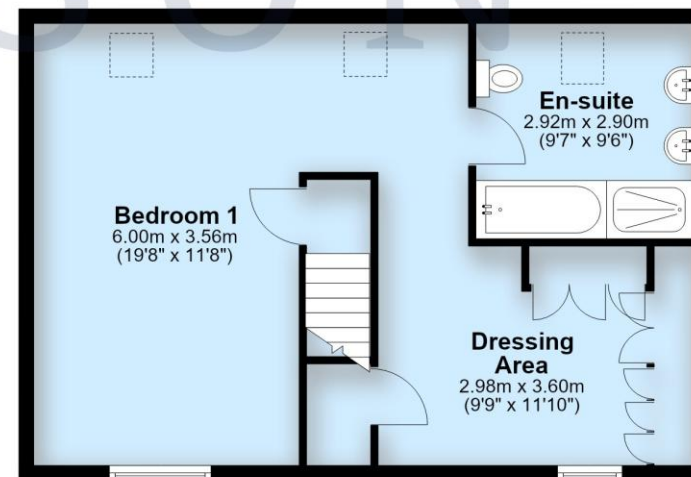
Ground Floor
Approx. 108.6 sq. metres (1169.4 sq. feet)



First Floor
Approx. 62.9 sq. metres (677.3 sq. feet)



Second Floor
Approx. 53.0 sq. metres (570.8 sq. feet)



Total area: approx. 224.6 sq. metres (2417.5 sq. feet)



Outside

To the front, the property benefits from a substantial driveway providing generous off-road parking and access to the attached double garage, which has two individual garage doors and offers excellent parking and storage space. The rear garden has been thoughtfully landscaped to provide an attractive and low-maintenance outdoor setting. A broad paved terrace extends across the rear of the house and provides ample space for outdoor dining and entertaining, with direct access from both the living room and kitchen/diner. Beyond the terrace is a substantial artificial lawn, enclosed by contemporary fencing and established planting, with further paved areas creating additional seating and entertaining spaces.

Agents Comments

This impressive family home has been thoughtfully upgraded by the current owners to create a stylish and highly practical family home. Particular attention has been paid to both finish and comfort, with fitted shutter blinds to all windows and patio doors, recently installed LVT wood-effect flooring throughout the ground floor and a professionally fitted air-conditioning system serving the principal bedroom. A number of the bedrooms have also benefited from recently fitted wardrobes. Externally, the property is equally well presented, with a fully resin-bound driveway incorporating integrated lighting, while the rear garden has been comprehensively landscaped with artificial lawn, contemporary paving, upgraded fencing and external lighting. A matching timber Wendy house is also available to remain with the property, subject to agreement. The property may also offer scope for further extension, with a previous planning permission having now lapsed; while any future works would of course be subject to obtaining the necessary consents, the earlier approval provides a useful indication of the potential available. Overall, the property offers a superb combination of generous accommodation, high-quality improvements and a particularly low-maintenance finish, making it an excellent turnkey family home.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax – Band E

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AWAITING EPC



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

Howkins & Harrison

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