



Sinclair

12 Cedar Drive, Ibstock, Leicestershire, LE67 6HX

£220,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- No Upward Chain
- Semi Detached House
- Village Location
- Council Tax Band*: B
- Three Bedrooms
- Corner Plot
- Detached Garage
- Price: £220,000

Overview

**** OFFERED WITH NO UPWARD CHAIN **** This THREE BEDROOM SEMI DETACHED HOUSE occupying a CORNER PLOT comes to the market situated in a quiet area within the popular commuter village of Ibstock being RECENTLY REFURBISHED including NEW FLOORING AND NEW INTERNAL DOORS In brief, the property comprises entrance hall, kitchen and open plan L-shaped lounge/diner with stairs rising to the first floor giving way to three bedrooms and the shower room with the added benefit of a private rear garden, ample frontage and detached garage. EPC RATING D.

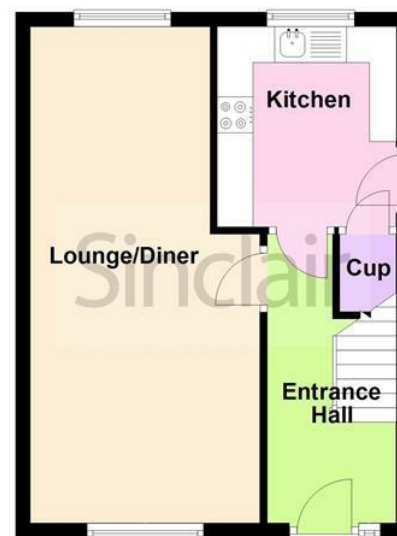
Location**

Ibstock enjoys a thriving sense of community along with the advantages of amenities that come with a larger village. Ibstock Junior School and the High School and Community College are conveniently located in the village, whilst shopping facilities include a Cooperative store, family butcher, post office, DIY store, hair stylist, etc. There is also an Indian restaurant, takeaways for fish and chips, and Cantonese meals as well as several public houses. Leisure facilities (including a swimming pool) are available, 'The Palace' is a centre for entertainment and the Sence Valley Forest Park adjoins the village. Nearest Airport: East Midlands (11.2 miles) Nearest Train Station: Leicester (14.7 miles) Nearest Town: Coalville (4.0 miles) Nearest Motorway Access: A/M42 (J13) M1 (J22)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



12 Cedar Drive, Ibstock, Leicestershire, LE67 6HX

Sinclair

Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a composite front door with inset opaque double glazed panel and having adjacent uPVC double glazed window to side and comprising of stairs rising to the first floor.

Lounge

10'6" x 13'2" (3.20m x 4.01m)

Enjoying uPVC double glazed window to front, electric effect log burner style fire with granite surround and hearth and opening into the dining area.

Dining Area

8'3" x 9'5" (2.51m x 2.87m)

Having uPVC double glazed window to rear.

Kitchen

8'2" x 9'5" (2.49m x 2.87m)

Inclusive of a range of base and wall units with rolled edge work surfaces, sink and drainer unit with mixer tap, four ring gas hob with extractor hood over and splash screen, electric oven/grill, space and plumbing for appliances, freestanding dishwasher, timber effect vinyl flooring, access to under stairs storage, uPVC double glazed window to rear and uPVC double glazed side door with inset opaque double glazed panel accessing the private rear garden.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three bedrooms and the shower room and comprises a loft hatch, uPVC double glazed window to side and airing cupboard housing the gas fired central heating boiler.

Bedroom

10'5" x 12'1" (3.18m x 3.68m)

Enjoying a uPVC double glazed window to front and new fitted carpet.

Bedroom

9'1" x 10'9" (2.77m x 3.28m)

Having uPVC double glazed window to rear and new fitted carpet.

Bedroom

6'6" x 8'0" (1.98m x 2.44m)

Having uPVC double glazed window to front.

Shower Room

7'5" x 5'4" (2.26m x 1.63m)

This three piece white suite comprises a low level push button wc, pedestal wash hand basin with mono bloc mixer tap, double shower enclosure with thermostatic mixer shower tap and having tiled walls, opaque uPVC double glazed window to rear, new laminate flooring and heated towel rail.

OUTSIDE

Private Rear Garden

Enjoying a side courtyard area comprising paving giving way to a well maintained lawn adjacent to an area of planted shrubs and stone shingled potting garden whilst being enclosed by timber board fencing and giving way to an Indian flag patio area.

Front

A well maintained lawn edged with a range of shrubs bisected by a paved walk way and granting access to the front door beneath a canopy porch and facilitated by wall mounted lantern style lighting,

Detached Garage

8'1" x 15'7" (2.46m x 4.75m)

Entered via an up-and-over entrance door, light, power and tarmacadamed driveway and adjacent lawn.



12 Cedar Drive, Ibstock, Leicestershire, LE67 6HX

Sinclair



12 Cedar Drive, Ibstock, Leicestershire, LE67 6HX

Sinclair



12 Cedar Drive, Ibstock, Leicestershire, LE67 6HX

Sinclair



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found at www.sinclairestateagents.co.uk/referral-fee-disclosure

Sinclair

Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01530 838338



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk