



# Baker Grove Ibstock

- Elegant Georgian-style detached home
- Upgraded contemporary kitchen/breakfast room
- Quartz worktops and central island
- Five spacious double bedrooms
- Main bedroom with dressing area and en suite
- Landscaped gardens with open views
- Detached double garage and driveway
- Edge-of-village position in sought-after Ibstock
- EPC Rating TBC / Council Tax Band E / Freehold

Alexanders of Ashby are delighted to bring to the market this beautifully presented modern five double bedroom detached family home. Constructed in an elegant Georgian style by Davidsons Homes, this impressive residence combines classic proportions with a refined contemporary finish, occupying one of the most favourable positions within the development. The current owners have carried out a number of tasteful upgrades throughout, resulting in a beautifully presented home with a strong emphasis on both quality and practicality.

A standout feature is the recently reconfigured kitchen space, centred around a substantial island with breakfast bar seating and complemented by quartz worktops and integrated appliances. The space flows effortlessly and is enhanced by excellent natural light. The main bedroom suite is particularly well appointed, featuring a walk-in dressing area and a stylish en suite shower room.

Occupying one of the largest plots on the development, the property enjoys landscaped gardens with a variety of seating areas alongside open views across neighbouring farmland. The well-served village of Ibstock offers a good range of local amenities and schooling, whilst also being conveniently positioned for access to surrounding countryside, nearby market towns, and commuter routes.





### Accommodation:

Internally, the accommodation is spacious and immaculately presented, arranged around a welcoming entrance hall with access to a dual-aspect sitting room, separate dining room, ground floor WC, and understairs storage. The current owners have enhanced the home throughout, most notably with a recently upgraded contemporary kitchen featuring a large central island with breakfast bar seating, integrated appliances, and quartz worktops, which continue through into the utility room to create a stylish and practical hub of the home.

To the first floor are three well-proportioned bedrooms and a family bathroom, with the main bedroom suite with a walk-in dressing area and en suite shower room. The second floor provides two further double bedrooms and a modern shower room, offering excellent flexibility for family living, guests, or home working.

### Gardens and land:

Externally, the property occupies one of the largest plots on the development and enjoys open views over neighbouring farmland. The rear garden has been thoughtfully landscaped for both style and ease of maintenance, featuring a level lawn and a selection of seating areas with flagstone paving and decking, ideal for outdoor entertaining and relaxation.

### Location:

The property is situated within the well-served village of Ibstock, which offers a strong community feel alongside a good range of everyday amenities, including shops, cafés, pubs, and well-regarded schools. Surrounded by attractive Leicestershire countryside, it is well placed for walking and outdoor pursuits, while nearby Coalville and Ashby-de-la-Zouch provide further retail and leisure options. Excellent transport links also make the area well suited to commuters.

### 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 E.

### 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.





Alexanders

## 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:

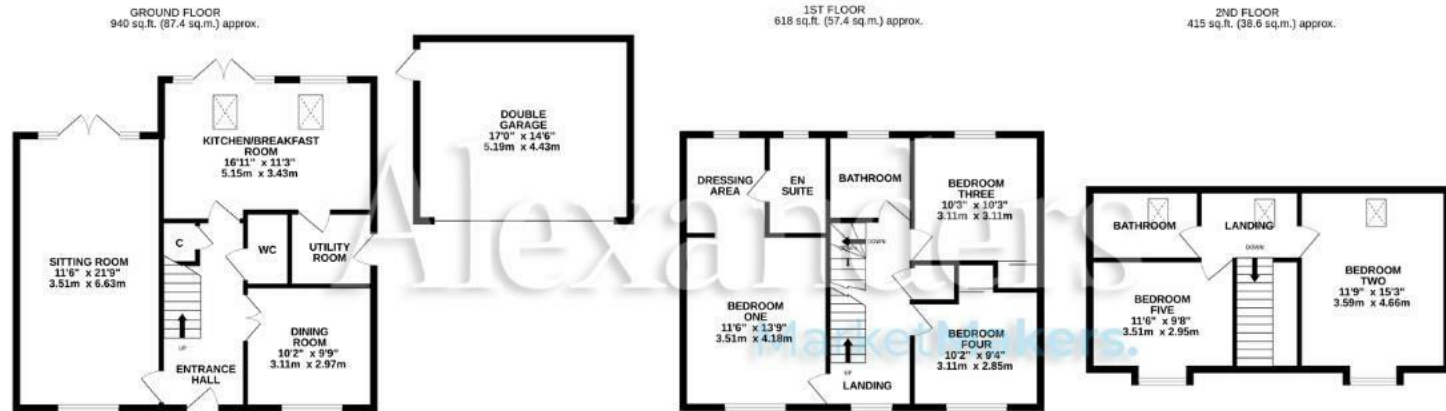
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

## 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.



**TOTAL FLOOR AREA : 1974 sq.ft. (183.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

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



