

A photograph of a single-story brick house with a white garage door, a gravel driveway, and a blue sky background. The house has a chimney, a satellite dish, and a small porch. The Sinclair logo is overlaid in the top right corner.

# Sinclair

18 Spring Road, Ibstock, Leicestershire, LE67 6LR

£215,000

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- No Upward Chain
- Conservatory
- Detached Garage
- Council Tax Band\*: B
- Two Bedrooms
- Semi Detached Bungalow
- Cul-De-Sac
- Price: £215,000

## Overview

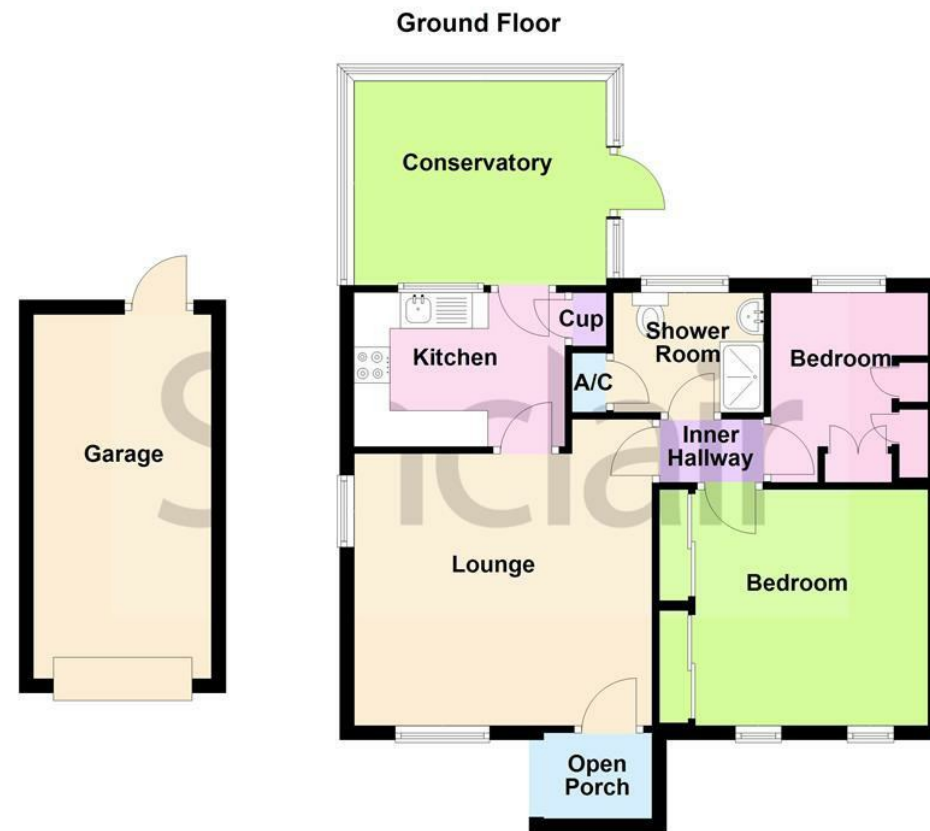
**\*\* OFFERED WITH NO UPWARD CHAIN \*\*** This TWO BEDROOM SEMI DETACHED BUNGALOW situated on A CORNER PLOT and benefitting from a DETACHED GARAGE comes to the market offering an edge of village location within the popular commuter village of Ibstock. In brief the property comprises entrance porch which in turn gives way to the lounge, a kitchen, conservatory, inner hallway, shower room and two bedrooms. Externally, the property enjoys a low maintenance wrap around rear garden, a further low maintenance frontage offering off road parking via a driveway and access to the detached garage. Early Viewings come highly advised. 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.



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## Detailed Accommodation

### Entrance Porch

Entered through a uPVC front door with inset opaque double glazed panel and having an adjacent uPVC double glazed window to front, an electric wall heater and dado rail.

### Lounge

13'8" x 11'7" (4.17m x 3.53m)

Enjoying a dual aspect with uPVC double glazed windows to front and side, coving, feature fireplace with gas fire with polish granite surround and hearth and giving access to the inner hallway and kitchen.

### Kitchen

9'8" x 7'0" (2.95m x 2.13m)

Inclusive of a range of wall and base units with complementary work surfaces, sink and drainer unit, four ring gas hob with extractor hood, electric oven/grill, ceramic wall tiling, space and plumbing for appliances, gas fired central heating boiler, walk in store cupboard and timber framed single glazed window to the rear.

### Conservatory

11'6" x 9'4" (3.51m x 2.84m)

Being of uPVC surround on top of dwarf brick base with bungalow style polycarbonate roof, wall lighting, ceramic tiled flooring and uPVC double glazed door access the private rear garden.

### Inner Hallway

Providing access to the shower room and two bedrooms whilst comprising a loft hatch.

### Shower Room

6'4" x 5'3" (1.93m x 1.60m)

This three piece suite comprises a low level w.c, pedestal wash hand basin, corner electric shower enclosure with ceramic tiled walls and flooring, extractor fan and opaque uPVC double glazed window to rear.

### Bedroom One

10'6" to front of wardrobes x 10'6" (3.20m to front of wardrobes x 3.20m)

Having two uPVC double glazed windows to front, a range of fitted sliding wardrobes and timber effect laminate flooring.

### Bedroom Two

7'2" x 8'6" (2.18m x 2.59m)

Having a range of fitted wardrobes, timber effect laminate flooring and uPVC double glazed window to rear.

## OUTSIDE

### Private Rear Garden

Enjoying a paved patio area facilitated by a side gate and water point with stone shingled edges and surround by timber close board fencing whilst giving way to a further raised area including a range of shrubs and stone shingling via a brick wall partition.

### Front

Having a tarmacadamed driveway offers off road parking and sits adjacent to an area of stone shingling which in turn gives way to the front door beneath a canopy porch with quarry tiled floor and complemented by wall mounted lantern style lighting.

### Detached Garage

8'2" x 16'8" (2.49m x 5.08m)

Having up-and-over door to front, timber side personal door, opaque uPVC double glazed window to rear and having both light and power.

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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>                                   | <b>66</b>                  | <b>71</b>                                                                         |
| (39-54) <b>E</b>                                   |                            |                                                                                   |
| (21-38) <b>F</b>                                   |                            |                                                                                   |
| (1-20) <b>G</b>                                    |                            |                                                                                   |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                   |
| <b>England &amp; Wales</b>                         | EU Directive<br>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

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\* 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

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Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.  
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**Sinclair**

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: [coalville@sinclairestateagents.co.uk](mailto:coalville@sinclairestateagents.co.uk)