
Sinclair
153
153 Melbourne Road, Ibstock
£210,000

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Ibstock

Set over THREE STOREYS this THREE DOUBLE BEDROOM SEMI DEACHED HOME featuring a loft conversion comes to the market offering a lounge, dining room and kitchen to the ground floor with stairs rising to the first floor providing access to two double bedrooms and the family bathroom, whilst also providing access to the top floor double bedroom, measuring 21'. Externally, the home benefits from a rear garden and low maintenance frontage situated within walking distance to the centre of the popular commuter village of Ibstock.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three Double Bedrooms
- Semi Detached House
- Two Reception Rooms
- First Floor Bathroom
- Loft Conversion
- Village Location







GROUND FLOOR

Dining Room
12' 5" x 14' 5" (3.78m x 4.39m)
Entered through a uPVC front door with inset opaque double glazed panel and having uPVC double glazed window to rear, inset downlights, stairs rising to the first floor and timber effect laminate flooring.

Lounge
12' 4" x 14' 5" (3.76m x 4.39m)
Having two uPVC double glazed windows to front, oak internal door accessing the dining room and timber effect laminate flooring.

Extended Kitchen
14' 9" x 8' 0" (4.50m x 2.44m)
Inclusive of an attractive range of wall and base units, a sink and drainer unit with swan neck mixer tap, inset downlights, tilling to slash prone areas, ceramic tiled flooring, column radiator, space and plumbing for appliances, five ring gas range master with extractor hood over, uPVC double glazed window to side and uPVC double glazed windows to side and rear.

FIRST FLOOR

Landing
Stairs rising to the first floor landing gives way to two double bedrooms and the family bathroom and have stairs rising to the second floor.

Bedroom
12' 5" x 14' 8" (3.78m x 4.47m)
Having two uPVC double glazed windows to front.







Bedroom
12' 5" x 7' 7" (3.78m x 2.31m)
Enjoying an exposed chimney breast with tiled hearth acting as a focal point and having timber flooring with uPVC double glazed window to rear.

Family Bathroom
7' 6" x 7' 9" (2.29m x 2.36m)
This three piece suite comprises a low level push button w.c, pedestal wash hand basin with swan neck mixer tap, P-shaped panelled bath with splash screen and thermostatic mixer shower over, cermaic tiled flooring, part tiled walls, chrome heated towel rail, opaque uPVC double glazed window to side and having an airing cupboard housing and the gas fired central heating boiler.

SECOND FLOOR

Landing
Stairs rising to the second floor landing offer an expansive double bedroom and eaves storage.

Bedroom
21' 6" x 10' 5" (6.55m x 3.18m)
Having two skylights to the front elevation and a uPVC double glazed window to rear along with eaves storage.

Rear Garden

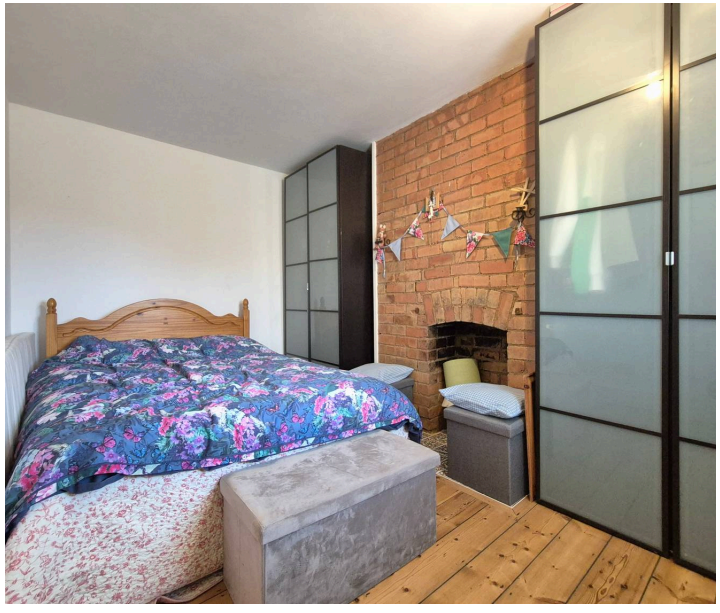
Having a paved courtyard facilitated by a side gate and water point, whilst surrounded by part timber close board fence panelling and brick wall. The garden enjoys a well maintained lawn with a range of shrubs with a large timber shed adjacent to a brick workshop to the rear of the garden.

Front Garden

Having a dwarf brick wall with stone shingling and paved pathway to the side of the property accessing the front door.









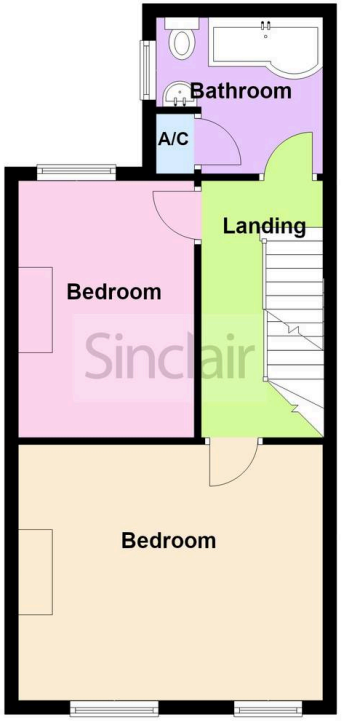






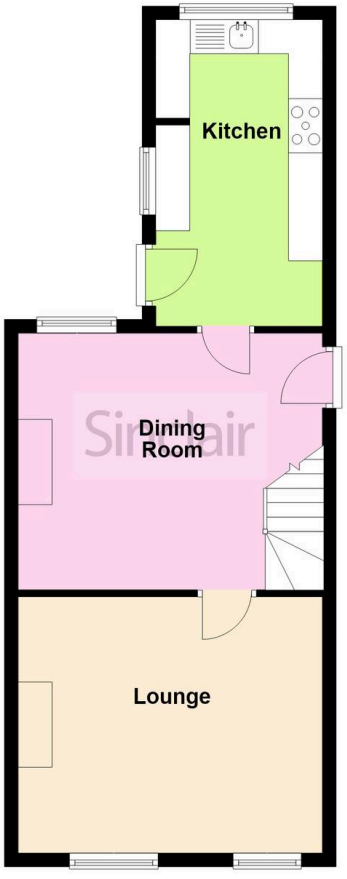
First Floor

Approx. 39.9 sq. metres (430.0 sq. feet)



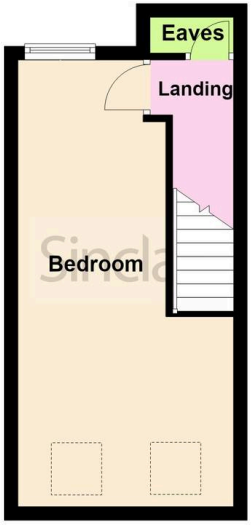
Ground Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



Second Floor

Approx. 21.5 sq. metres (231.5 sq. feet)





Sinclair Estate Agents

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