



MAYNARD
ESTATES



18 Frances Way
, Ibstock, LE67 6DA

Asking price £400,000



4



2



2



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Brief Description

A STYLISH AND WELL PRESENTED four bedroom detached family home, occupying a GENEROUS CORNER PLOT on a popular Davidson Home development in Ibstock. Current owners have owned the property since new in 2015 and maintained this attractive property offering spacious and versatile accommodation throughout, ideally suited to modern family living.

The ground floor begins with a large and welcoming entrance hall, providing access to a useful cloakroom/WC, storage cupboard, and French door access into both the spacious living room and IMPRESSIVE OPEN PLAN DINING KITCHEN.

The bright dual-aspect living room features front and side windows, incorporating an additional bay window, creating a light and comfortable space for the whole family to relax.

The superb living dining kitchen forms the heart of the home, fitted with modern white gloss units, marble effect work surfaces and a range of integrated appliances. There is ample space for dining and informal seating, with French doors opens directly onto the SOUTH EAST FACING REAR GARDEN. A separate utility room provides additional storage, matching work surfaces and space for laundry appliances with immediate access to and from the driveway.

To the first floor are FOUR WELL PROPORTIONED BEDROOMS and a stylish four-piece family bathroom. The master bedroom features built-in wardrobes and a MODERN EN-SUITE SHOWER ROOM, while bedrooms two and three also benefit from quality fitted wardrobes. Bedroom four is a good-sized double bedroom currently being used as a home office with built in desks space, shelving and storage.

Outside, the property enjoys gardens to the front, side and rear. The established south east facing rear garden features a generous patio, shaped lawn, mature trees and planting, providing a private and attractive space for family life and entertaining. A driveway offers OFF ROAD PARKING and leads to a DETACHED SINGLE GARAGE with light and power.





ON THE GROUND FLOOR

Entrance Hall

WC

Living Room

11'3" x 21'1" (3.45 x 6.44)

Living Kitchen Diner

15'1" x 21'1" (4.6 x 6.43)

Utility

7'0" x 4'5" (2.14 x 1.36)



ON THE FIRST FLOOR

Landing

Master Bedroom

11'5" x 9'8" (3.48 x 2.95)

En-Suite

7'2" x 4'7" (2.19 x 1.4)

Bedroom Two

11'5" x 9'8" (3.48 x 2.96)

Bedroom Three

10'4" x 9'1" (3.15 x 2.77)

Bedroom Four

8'2" x 9'0" (2.49 x 2.76)

Bathroom

9'9" x 5'6" (2.98 x 1.69)



ON THE OUTSIDE

Front Garden

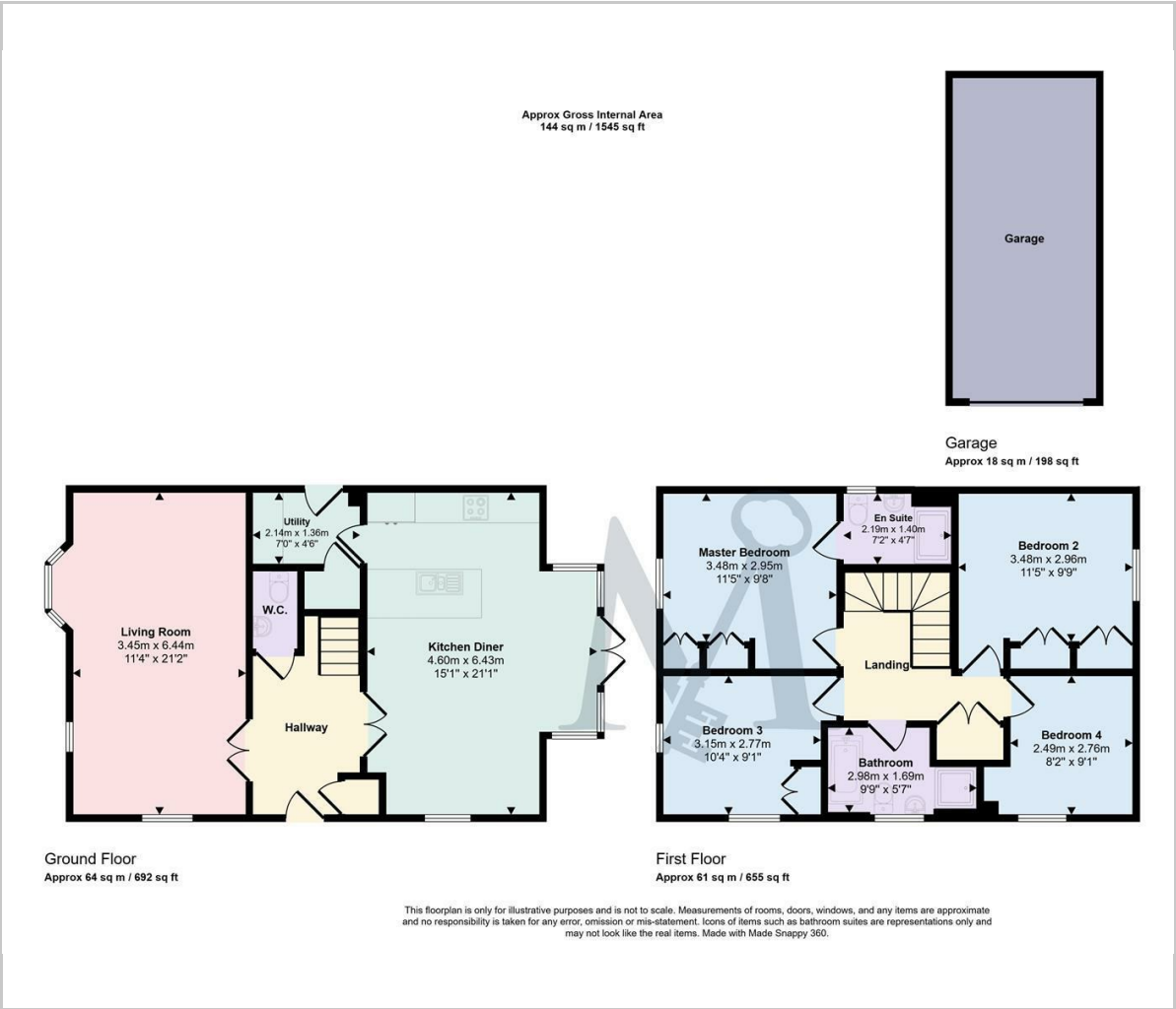
Rear Garden

Driveway

Garage



Floor Plan



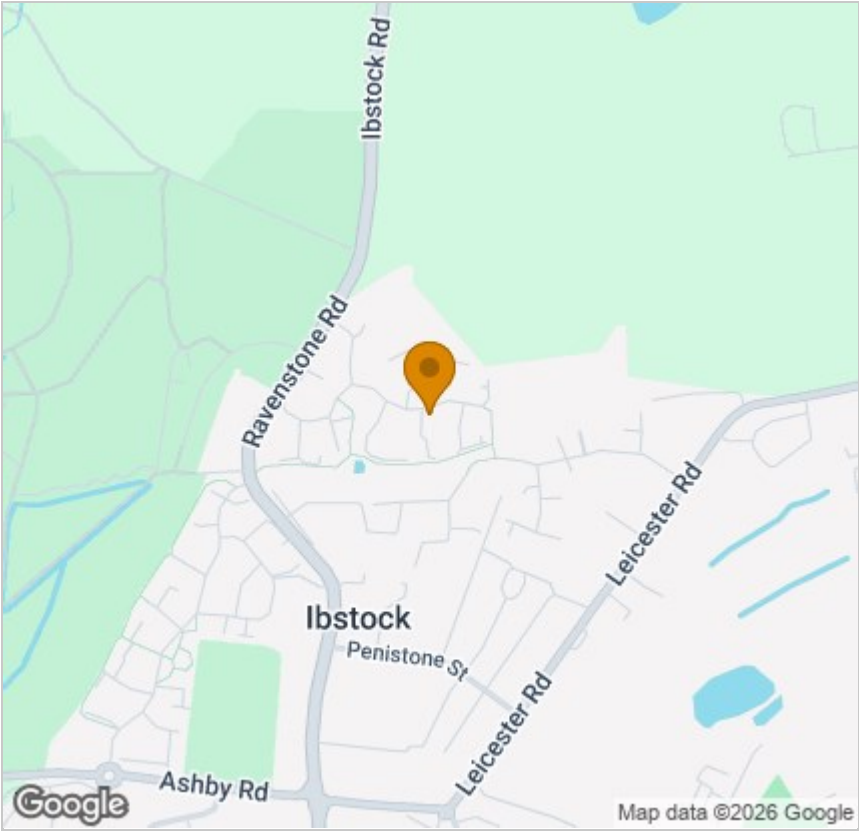
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

