

88 Melbourne Road, Ibstock, Leicestershire, LE67 6NN

£170,000

# Property at a glance

- Two Double Bedrooms
- · Newly Renovated
- · Modern Living
- · Council Tax Band\*: A

- Cottage
- · Open Plan Kitchen/Diner
- · No Upward Chain
- Price: £170.000

## Overview

\*\* OFFERED WITH NO UPWARD CHAIN \*\* This NEWLY RENOVATED TWO DOUBLE BEDROOM COTTAGE occupying a sought after location within the popular commuter village of lbstock, comes to the market full with character charm, June 2025 fitted gas fired combi boiler and the convenience of modern living. In brief, the property enjoys lounge to the front of the property giving way to an open plan fitted kitchen/diner, utility room and three piece refitted bathroom. Stairs rising to the first floor offer two double bedrooms and externally, there is a low maintenance courtyard garden with lawn. Early viewings come highly advised. EPC RATING AWAITED.

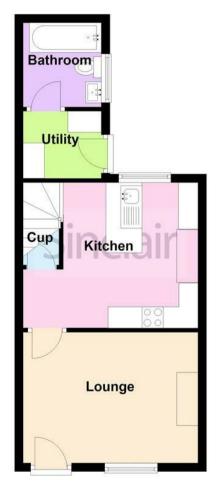
# Location\*\*

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).



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

# **Ground Floor**









# **Detailed Accommodation**

## **GROUND FLOOR**

# Lounge

13'6" x 10'1" (4.11m x 3.07m)

Entered through a composite front door with inset opaque double glazed panel, uPVC double glazed window to front, timber effect LVT flooring and feature brick fronted open fireplace and complemented by exposed timber beams.

# Kitchen/Diner

13'6" x 11'3" (4.11m x 3.43m)

Inclusive of an attractive range of modern wall and base units with complementary rolled edge work surfaces, four ring induction hob with extractor hood over, electric oven and grill, sink and drainer unit with swan neck mixer tap, breakfast bar peninsular, extractor fan, feature exposed brick fireplace (not in use), exposed timber beams, access to under stairs storage, timber framed single glazed multi pane window to rear and having stairs rising to the first floor.

# Utility

6'1" x 5'2" (1.85m x 1.57m)

Continuing from the kitchen timber effect LTV flooring and offering space and plumbing for appliances, loft hatch, exposed timber beams, newly fitted June 2025 gas fired central heating boiler, timber framed multi pane door accessing the private rear garden and giving way to the bathroom.

# Bathroom

6'1" x 6'6" (1.85m x 1.98m)

This three piece suite comprising a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, panelled bath with splash screen and thermostatic mixer shower attachment, part tiled walls, exposed timber beams, extractor fan, timber framed opaque multi pane window to side and having continued timber effect LTV flooring.

# FIRST FLOOR

# Landing

Stairs rising to the first floor landing provide access to two double bedrooms and loft hatch.

## **Bedroom One**

13'6" x 10'1" (4.11m x 3.07m)

Having uPVC double glazed window to front.

## **Bedroom Two**

10'2" x 11'3" (3.10m x 3.43m)

Having access to over stairs storage and uPVC double glazed window to rear.

## **OUTSIDE**

## Private Rear Garden

A paved courtyard offers access to a further paved patio area facilitated by a water point, side gated access and ascending to a well maintained lawn surrounded by brick wall and timber close board fencing.



























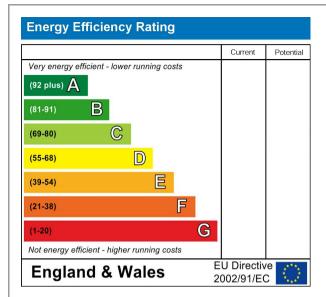








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