



Sinclair

88 Melbourne Road, Ibstock, Leicestershire, LE67 6NN

£170,000

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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 Ibstock, 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).



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

Ground Floor



First Floor



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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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 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

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

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Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Referral Fee Disclosure

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Thinking of Selling?

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