

Sinclair



42 Grange Road, Ibstock

£150,000

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Ibstock

This TWO DOUBLE BEDROOM MID TERRACE occupying a central location than the popular commuter village of Ibstock comes to the market enjoying an entrance porch, giving way to the lounge, dining room and kitchen respectively. Stairs rising to the first floor landing offers two double bedrooms and the family bathroom. Externally, the property enjoys a well maintained rear garden with a delightful patio area and small fore garden to the front.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two Double Bedrooms
- Traditionally Styled
- Lounge & Dining Room
- Rear Garden
- Generous Living Accommodation
- Close To Amenities



GROUND FLOOR

Entrance Porch

Enter through a composite front door and giving way to the lounge.

Lounge

12' 0" x 11' 9" (3.66m x 3.58m)

Having uPVC front door accessible via the porch and then adjacent uPVC double glazed window to front.

Dining Room

11' 9" x 11' 9" (3.58m x 3.58m)

Having uPVC double glazed window to rear and access to understairs storage.

Kitchen

14' 9" x 6' 1" (4.50m x 1.85m)

Inclusive of a range of wall and based units with roll edge work surfaces, a sink and drainer unit with swan neck mixer tap, four ring gas hob with tailed splashbacks and extractor fan over, whilst also having space and plumbing for appliances, timber effect laminate flooring, two uPVC double glazed windows to side and a further uPVC framed door accessing the rear garden.

FIRST FLOOR

Landing

Stairs rising to the first floor landing give way to two double bedrooms and the bathroom and comprise a loft hatch.

Bedroom One

12' 2" x 11' 9" (3.71m x 3.58m)

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

Bedroom Two

11' 9" x 8' 9" (3.58m x 2.67m)

Having uPVC double glazed window to rear.



Bathroom

8' 3" x 6' 0" (2.51m x 1.83m)

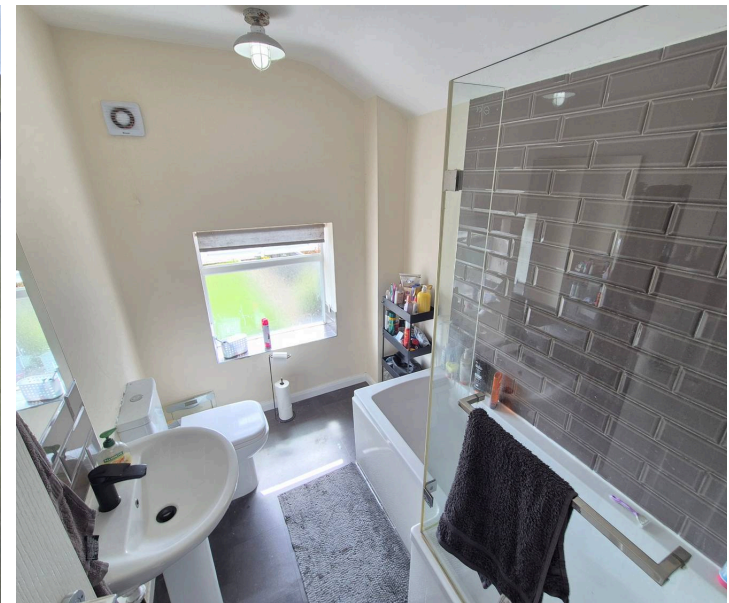
This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, panelled bath with splash screen over and thermostatic mixer shower, tiling to splash prone areas, extractor fan, vinyl flooring and having an opaque uPVC double glazed window to rear.

Rear Garden

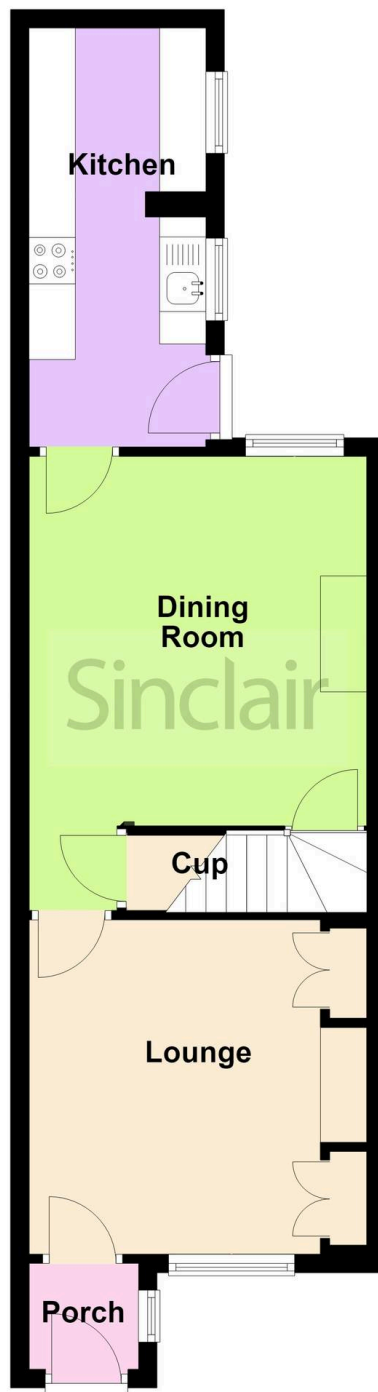
Having a stone shingled seating area, lawn edged with timber sleepers, stone shingled pathway to further stone shingled seating area and all surrounded by timber close board fencing.

Front Garden

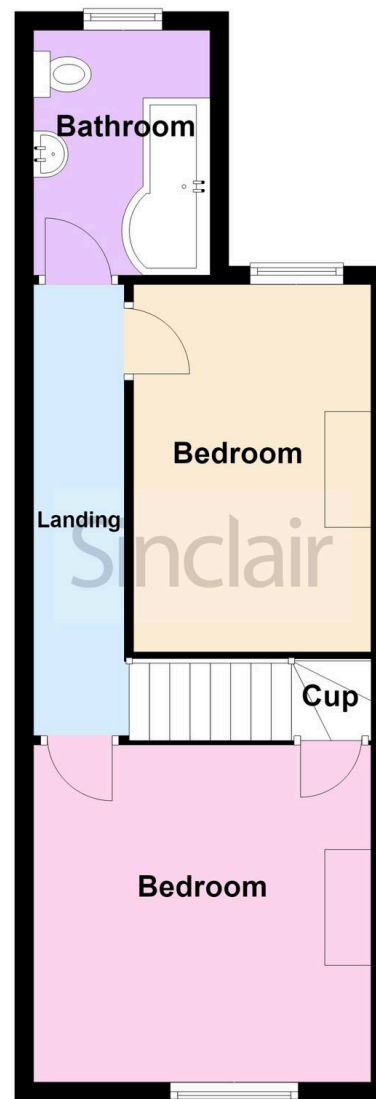
Having a dwarf front wall with pathway to the front door and stone shingling.



Ground Floor



First Floor





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