



209, Melbourne Road, Ibstock, Leicestershire, LE67 6NQ

HOWKINS &
HARRISON

209, Melbourne Road,
Ibstock,
Leicestershire, LE67 6NQ

Asking Price: £235,000

A traditional bay-fronted detached home, extended to the rear and offering approximately 1257sqft. of well-balanced accommodation arranged over two floors.

Occupying a generous plot along Melbourne Road, the property provides a versatile layout ideally suited to modern family living, comprising an entrance hall, a spacious 19ft living room, separate dining room and a rear kitchen opening out to the paved garden along with a useful utility area and cloakroom WC. To the first floor are three bedrooms, including a principal bedroom, a further double bedroom and a third bedroom with its own en-suite shower room, complemented by a family bathroom.

Externally, the property benefits from off road parking to the front and a low-maintenance rear garden with paved seating areas all set within a well-established village setting.



Location

Ibstock is a well-served and popular village in North West Leicestershire, offering a good range of everyday amenities including local shops, supermarkets, pubs, cafés and a leisure centre, along with well-regarded primary schooling and nearby secondary options. The village is surrounded by attractive countryside and lies within the National Forest, providing excellent opportunities for walking and outdoor pursuits. There is convenient access to nearby towns such as Ashby-de-la-Zouch and Coalville, both offering a wider range of shopping, schooling and leisure facilities. The area is also well placed for commuters, with easy access to the A42 and M1, linking to Leicester, Derby and Nottingham, as well as East Midlands Airport.

Distances:

Ashby-de-la-Zouch – 5 miles

Market Bosworth – 7 miles

Leicester – 14 miles

Derby – 18 miles

Nottingham – 24 miles

East Midlands Airport – 12 miles

Birmingham Airport – 32 miles



Accommodation Details - Ground Floor

Entering via the side entrance door, the hall provides access to the ground floor accommodation and staircase to the first floor. To the front is the living room, a generous reception room with a bay window allowing for good natural light. The dining room sits centrally within the layout, providing a well-proportioned second reception space. To the rear, the kitchen has been extended and fitted with a range of units, with windows to the side and French doors opening onto the rear garden, creating a light and practical space. Leading off the kitchen is the utility room, offering additional storage, space for appliances and access to the cloakroom WC, along with an external door to the side.

First Floor

To the first floor, the landing gives access to three bedrooms and the family bathroom. Bedroom one is positioned to the front and benefits from fitted wardrobes. Bedroom two is a further double room, while bedroom three is located to the rear and includes an en-suite shower room.



Outside

Externally to the front the property benefits from a block paved driveway providing ample off road parking and decorative rockery planting. The rear garden is designed for low maintenance with paved seating area.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Features

- Detached home on established Melbourne Road
- Extended layout offering versatile living space
- Low maintenance rear garden with paved seating areas
- Two separate reception rooms
- Three well-proportioned bedrooms across first floor
- En-suite to bedroom three & family bathroom
- Well-served village with local amenities nearby
- Off road parking to the front
- Excellent road links to A42 and M1
- No upward chain



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01530-410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and super fast broadband is available but not connected to the property. The property is fitted with solar panels, owned outright and tariffs are paid via Utility Warehouse Discount Club.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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