

97A Chapel Street

| LE67 6HF | Guide Price £280,000

ROYSTON & LUND

- Guide Price: £280,000 - £285,000
- Finished to a High Standard Throughout
- Beautifully Fitted Kitchen
- New Carpets & Ready to Move In
- Council Tax: B // EPC: B
- Three Bedroom Semi-Detached Home
- Principle Bedroom with En-Suite
- Spacious Garden Ready as a Blank Canvas
- Popular Location of Ibstock
- Freehold

















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Situated in Ibstock, this beautifully presented three-bedroom semi-detached home offers modern and spacious accommodation, a substantial rear garden and generous off-road parking. Benefiting from newly fitted carpets and finished to a high standard throughout, the property is ready for its new owners to move straight into, making it an ideal choice for first-time buyers, couples or a growing family.

The property opens directly into a bright and welcoming living room, featuring an attractive bay window that fills the space with natural light. Stairs rise to the first floor, while a doorway leads through to the generous kitchen and dining room at the rear. The kitchen is fitted with a range of units, ample worktop space and integrated cooking appliances, with plenty of room for a dining table. Patio doors open directly onto the rear garden, while a separate side door provides further external access. A convenient ground-floor WC completes the accommodation.

Upstairs are three well-proportioned bedrooms, comprising two doubles and a single. The principal bedroom benefits from a private en-suite shower room, while the remaining bedrooms are served by a modern three-piece family bathroom.

Outside, the substantial rear garden is predominantly laid to lawn and enclosed by wooden fencing, providing a private blank canvas for keen gardeners or buyers wishing to create their ideal outdoor space.

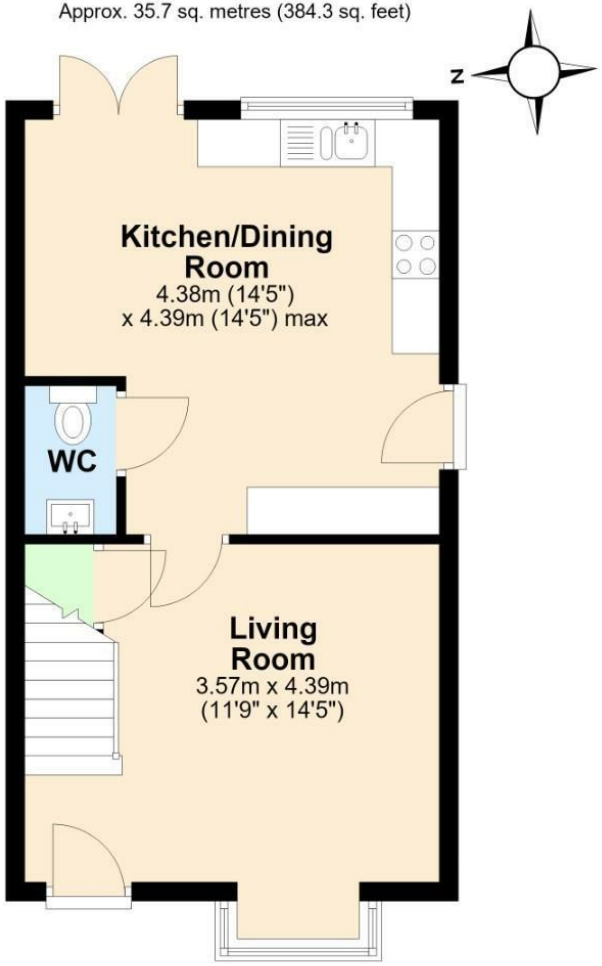
To the front, a shared access driveway provides generous off-road parking. Presented in a neutral style throughout, this attractive property would make an excellent first home or family purchase.

For more information: https://reports.sprift.com/property-report/?access_report_id=5660783

Freehold

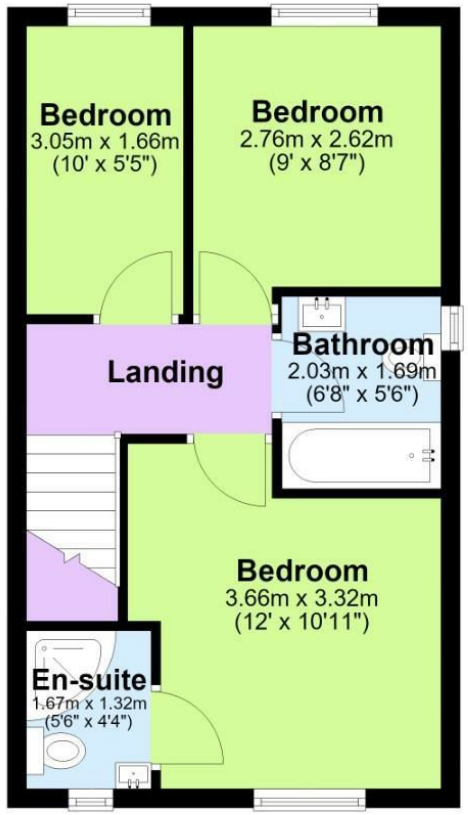
Ground Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.1 sq. feet)



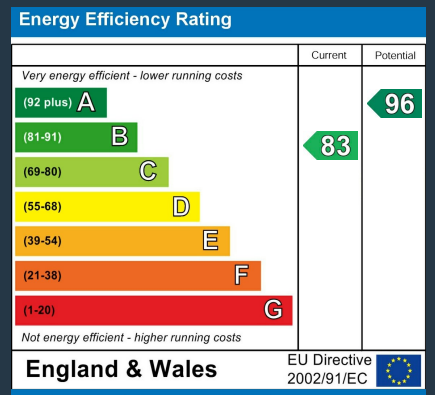
Total area: approx. 71.0 sq. metres (764.4 sq. feet)

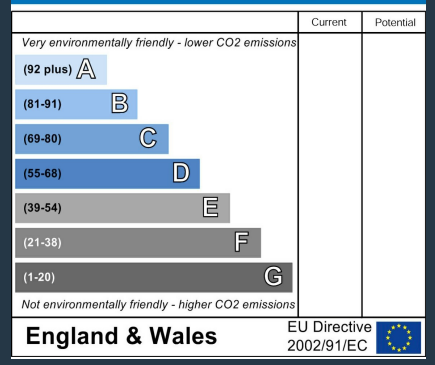
The Property Ombudsman

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EPC





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