

Sinclair



16 Farley Crescent, Ibstock

Offers in Region of £239,950

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Ibstock

This THREE BEDROOM SEMI DETACHED FAMILY HOME situated on a corner plot comes to the market offering off road parking, garage and a private rear garden. In brief, the property enjoys entrance hall, ground floor w.c, open plan kitchen/diner and lounge with stairs rising to the first floor landing offering three bedrooms including family bathroom and en-suite respectively. Early viewing has come highly advised in order to avoid disappointment.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Semi Detached Home
- Three Bedrooms
- Kitchen/Diner
- Ensuite & Bathroom
- Corner Plot
- Garage



GROUND FLOOR

Entrance Hall

Entered by a composite front door and having a ceramic tiled flooring, stairs rise into the first floor with access to understairs storage.

W.C

Having continued ceramic tiled flooring from the entrance hall and comprising a low level push button w.c, pedestal wash hand basin with tiled splashbacks and mono bloc mixer tap with further opaque uPVC double glazed window to rear.

Kitchen/Diner

15' 3" x 9' 7" (4.65m x 2.93m)

Inclusive of the modern range of wall and base units with complimentary rolled edge work surfaces, integrated dishwasher and washing machine, cupboard hosting the gas fired central heating boiler, a sink and drainer unit with swan next mixer tap, four ring gas hob with splash screen and extractor hood over, electric oven and grill, ceramic tiled flooring. uPVC double glazed window to front and further uPVC double glazed French doors to rear.

Lounge

15' 1" x 10' 2" (4.60m x 3.11m)

Having a dual aspect with uPVC double glazed windows to front and rear.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three bedrooms and the family bathroom and comprises a loft hatch and access to over stairs storage and uPVC double glazed window to front.



Bedroom One

11' 3" x 9' 1" (3.44m x 2.78m)

Having uPVC double glazed window to front.

Ensuite

3' 10" x 7' 1" (1.18m x 2.16m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap and tiled splashbacks, double walk in shower enclosure with thermostatic mixer tap, vinyl flooring, extractor fan and an opaque uPVC double glazed window to rear.

Bedroom Two

9' 5" x 8' 11" (2.86m x 2.73m)

Having uPVC double glazed window to rear.

Bedroom Three

11' 1" x 7' 6" (3.39m x 2.28m)

Having uPVC double glazed window to front and fitted cupboard.

Bathroom

7' 9" x 6' 0" (2.37m x 1.84m)

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



REAR GARDEN

Having side gated access and enclosed by timber close board fence panelling and having a paved patio with block edging leading to a well maintained lawn facilitated by an external power point and water point respectively.

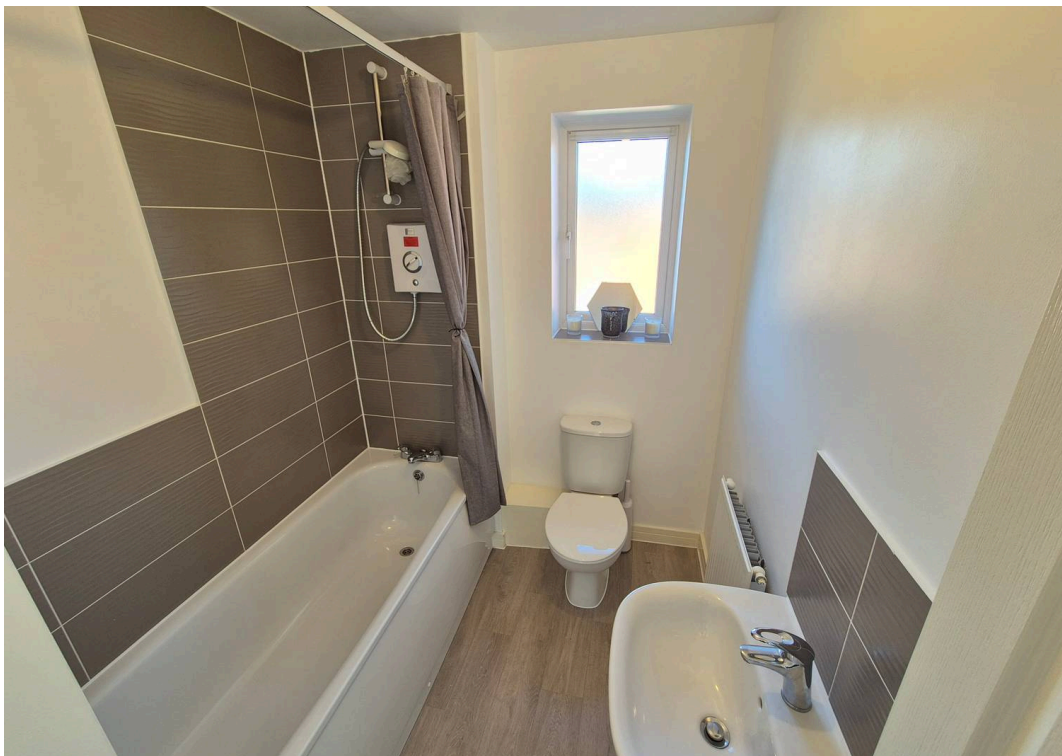
Garage

Entered via an up and over door to front and having further personal door to side whilst benefiting from both light and power.

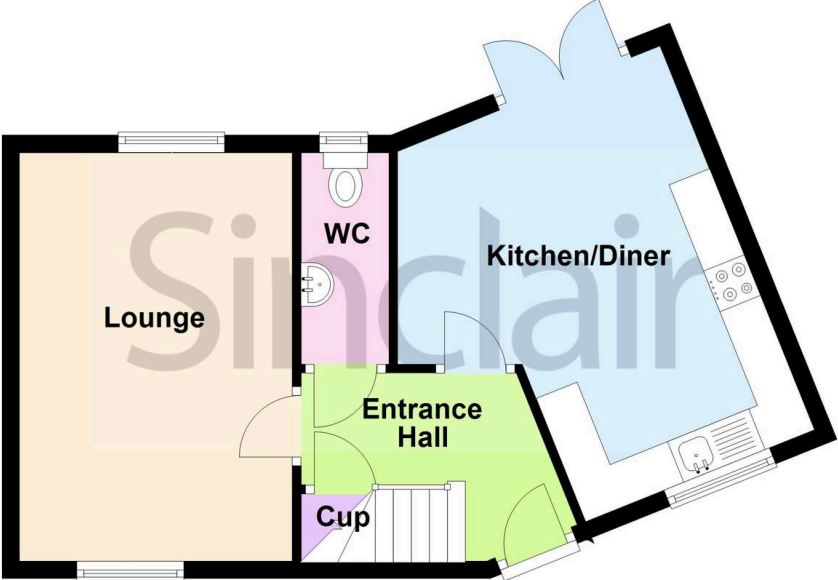
Driveway

Having tarmacadam driveway providing off road parking.

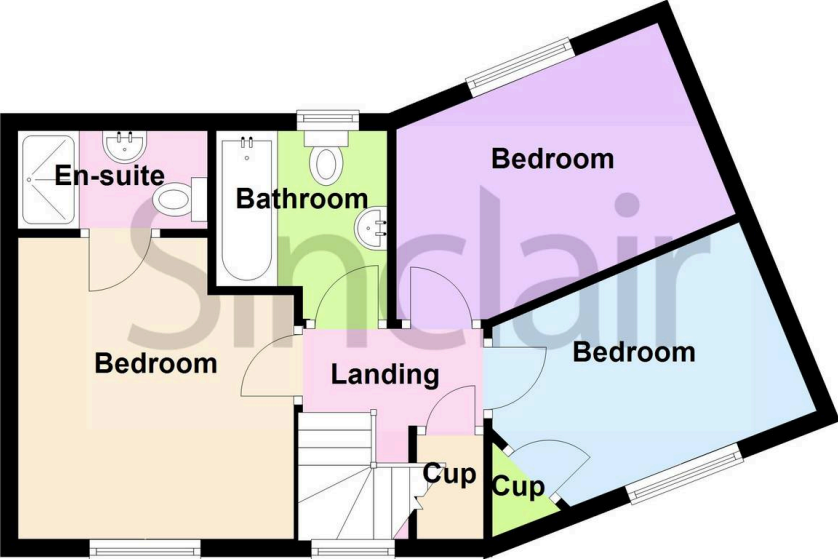




Ground Floor



First Floor





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