

# Chandlers Croft

Ibstock, LE67 6PR

John   
German





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£495,000

**A beautifully presented and generously proportioned family home arranged over three floors, offering versatile living space ideal for modern lifestyles. Featuring a stunning open-plan kitchen/dining area, a full-depth living room, and up to five bedrooms including three first floor bedrooms, a luxurious principal suite and top-floor guest accommodation, this property is perfectly suited for both everyday living and entertaining. Corner plot position with ample parking and double garage.**

Accommodation – The entrance porch provides a sheltered approach to the home and opens into a spacious reception hallway. This bright and welcoming space benefits from dual-aspect windows, flooding the area with natural light, and features a beautiful winding balustrade staircase rising to the upper floors. White panelled doors lead through to the main living areas.

The living room extends the full depth of the property, enjoying both front and rear aspects. It features ornate ceiling coving and a living flame gas fire as a focal point. Natural light pours in through the front-facing window, while rear doors open out onto the garden. A particularly appealing feature is the set of double doors leading directly into the open-plan kitchen and dining area-ideal for entertaining and social gatherings.

The dining room boasts wooden flooring and a stunning glazed walk-in bay window overlooking the garden, with central French doors providing direct outdoor access. A wide archway connects seamlessly to the adjoining kitchen, which is fitted with a range of shaker-style base and wall units arranged around two sides of the room, complemented by dark worktops. Integrated appliances include a dishwasher and fridge, with space provided for a range-style cooker and additional freezer.

A striking returning staircase with balustrade leads to the first floor, offering a gallery view over the hallway below. This level hosts three double bedrooms. The principal suite enjoys lovely rear garden views and features ornate ceiling detailing, along with an archway leading to a dedicated dressing room fitted with wardrobes. Adjacent is a stylish, refitted en-suite shower room complete with twin wash hand basins, WC, and a large fully tiled walk-in shower with both rainfall and handheld fittings.

Bedrooms two and three are served by a well-appointed family bathroom, which includes a panelled bath, pedestal wash hand basin, WC, and a separate fully tiled shower cubicle with mains shower.

The top floor offers a superb and versatile space, ideal as a teenager's den or guest suite. It comprises two generously sized rooms, the larger of which features a vaulted ceiling with inset skylights and a front-facing dormer window. Fitted wardrobes run along one wall, and the room benefits from access to a Jack and Jill shower room, complete with enclosed shower, pedestal basin, and WC. The second room on this floor could serve equally well as a bedroom, cinema room, or additional living space.

Outside - The property sits upon an extensive corner plot with detached double garage and driveway. Side gardens lead you through into the rear and here you will find useful side storage area which in turn take you into the extensive lawned gardens with two patios and summerhouse.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

**Property construction:** Standard

**Parking:** Drive and double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/20032026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

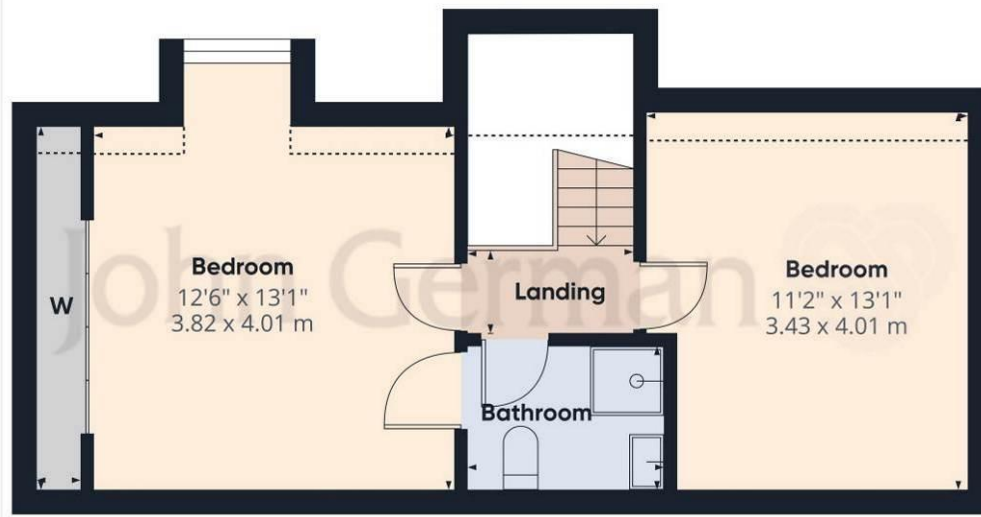
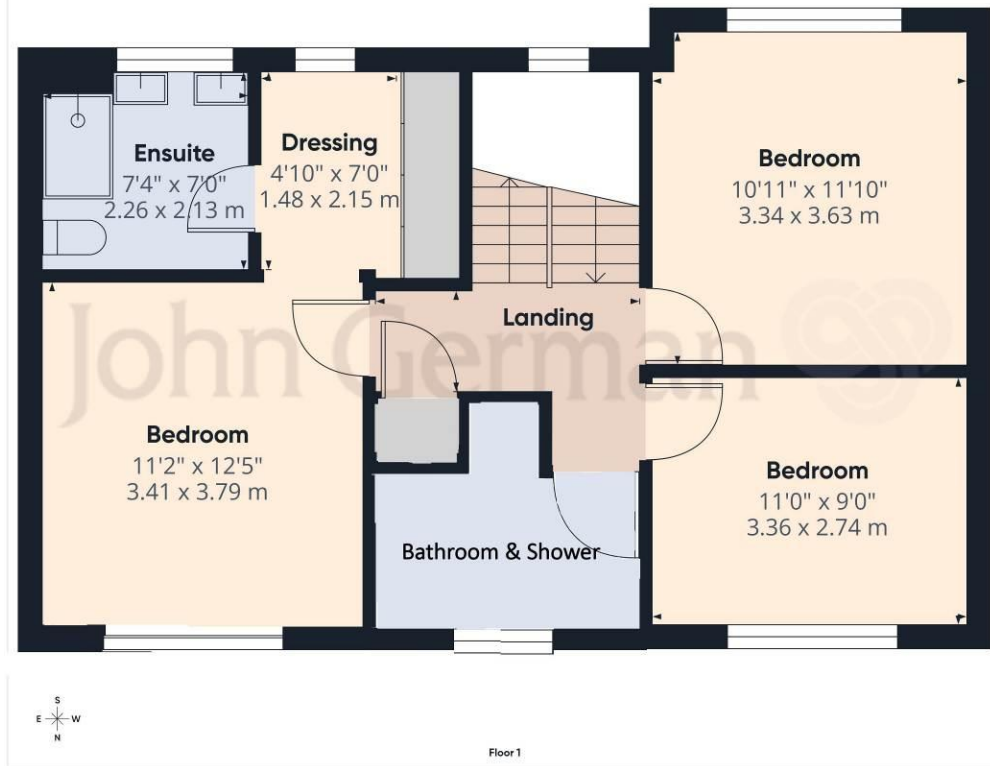
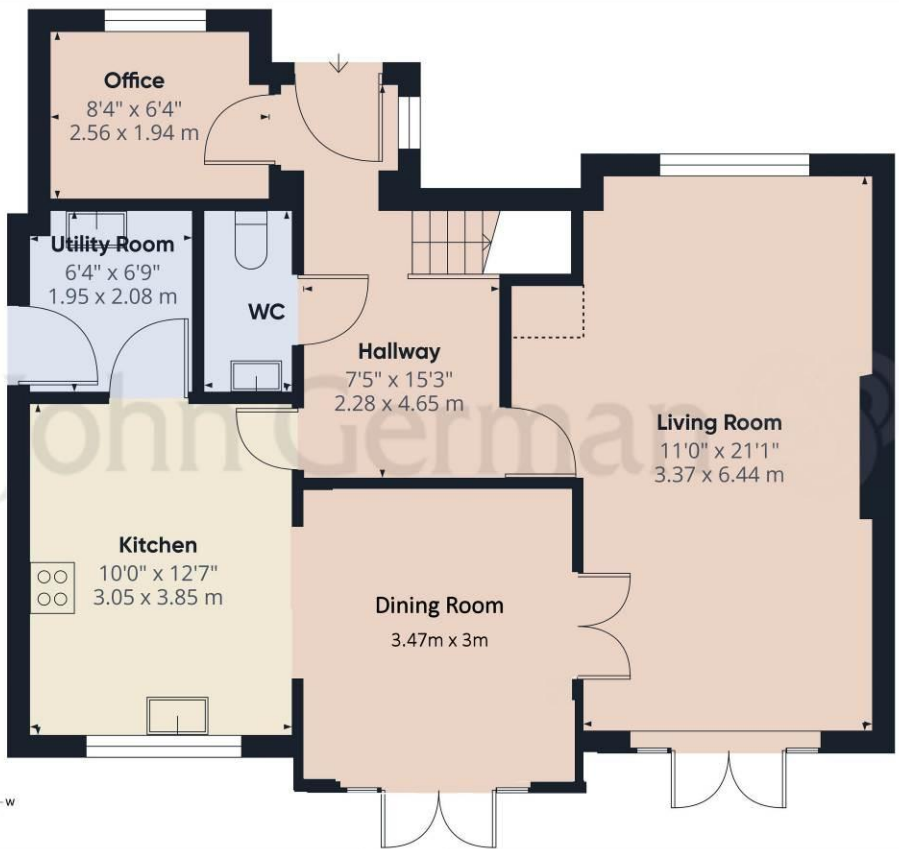












Approximate total area<sup>®</sup> 395 ft<sup>2</sup> / 36.7 m<sup>2</sup>

Reduced headroom 20 ft<sup>2</sup> / 1.9 m<sup>2</sup>

Reduced headroom Below 5 ft/1.5 m



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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