

# Sinclair



34 Lewis Close, Ibstock

£290,000

# 34 Lewis Close

Ibstock

THIS THREE BEDROOM DETACHED HOME benefiting from a corner position and detached garage comes to the market with a private garden to side, entrance hall giving way to a ground floor w.c, fitted kitchen and lounge, respectively, with stairs rising to the first floor landing offering three bedrooms, including the en-suite shower room and family bathroom. Situated within a sort after cul-de-sac within the popular commuter village of Ibstock. Early viewings come hardly advised in order to avoid disappointment.

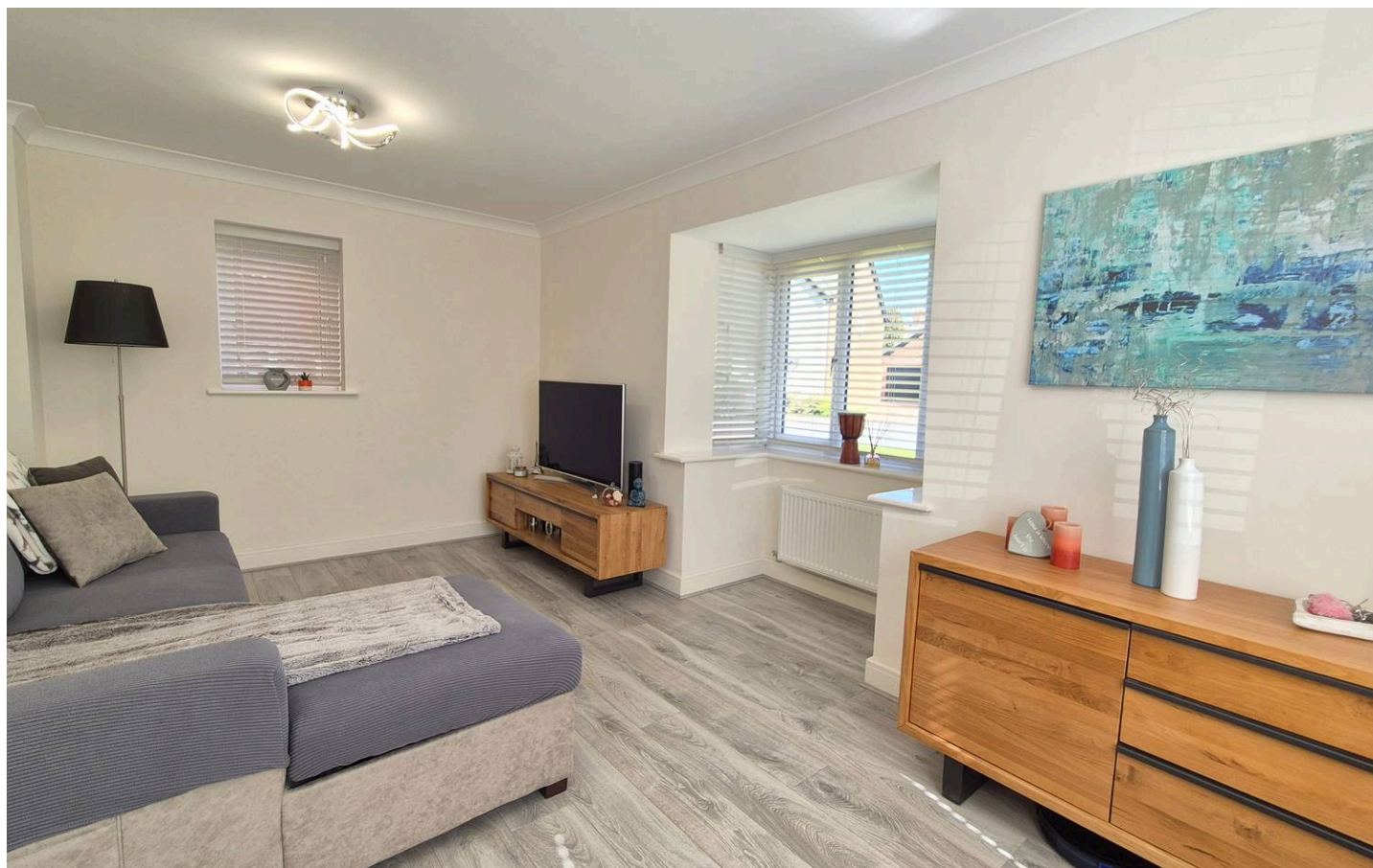
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three Bedrooms
- Detached House
- Ensuite
- Detached Garage
- Corner Plot
- Cul-De-Sac



## GROUND FLOOR

### Entrance Hall

Entered through a composite front door and comprising ceramic tiled flooring with access to a storage cabinet and having stairs rising to the first floor.

### W.C

Enjoying continued ceramic tiled flooring from the entrance hall and comprising a low level push button w.c, wash hand basin with mono bloc mixed tap with inset downlights and an extractor fan.

### Lounge

16' 4" x 9' 9" (4.98m x 2.97m)

Enjoying a dual aspect with uPVC double glazed windows to front and rear with further uPVC double glazed bay window to side and having coving and timber effect laminate flooring.

### Kitchen/Diner

16' 4" x 9' 3" (4.98m x 2.82m)

Inclusive of an attractive range of wall and base units with complimentary rolled edge work surfaces, A four ring gas hob with extractor hood over and splash screen, under cabinet lighting, space and plumbing for appliances and featuring a one and a half bowl sink and drainer unit with a flexi hose mixer tap. Other benefits include an integrated fridge/freezer and electric oven and grill, extractor fan, inset downlights, ceramic tiled flooring, uPVC double glazed windows to side and front with further uPVC French doors accessing the private rear garden.

## FIRST FLOOR

### Landing

Stairs to the first floor landing gives way to three bedrooms, including the family bathroom and en-suite respectively and comprises loft hatch, airing cupboard and timber effect laminate flooring.



### Bedroom One

9' 8" x 12' 1" (2.95m x 3.68m)

Having continued flooring from the landing and benefits from two fitted wardrobes and uPVC double glazed windows to front and side.

### Ensuite

This three piece suite comprises a shower enclosure with electric power shower, low level push button w.c, wall mounted wash hand basin with mono bloc mixed tap, tiling to splash prone areas, chrome heated towel rail, ceramic tiled flooring, shaver point, extractor fan and opaque uPVC double glazed window to side.

### Bedroom Two

9' 6" x 10' 0" (2.90m x 3.05m)

Having timber effect laminate flooring and uPVC double glazed window to front.

### Bedroom Three

9' 4" x 6' 4" (2.84m x 1.93m)

Having continued flooring from the landing and having a uPVC double glazed window to rear.

### Family Bathroom

8' 1" x 6' 5" (2.46m x 1.96m)

This three piece suite comprises a low level push button w.c, wall mounted wash hand basin with mono bloc mixer tap, tiled splashbacks, a panelled bath with mixer shower tap, shaver point, inset downlights, extractor fan, ceramic tiled flooring and having an opaque uPVC double glazed window to front.



## REAR GARDEN

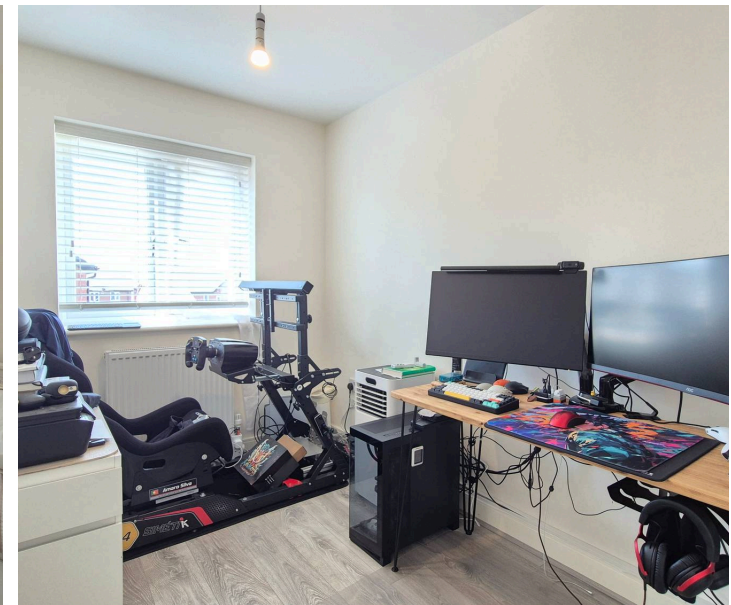
A paved patio area facilitated by a side gate and a timber frame pergola, which complements areas of stone shingling and an artificial lawn surrounded by timber close board fencing.

## Garage

Entered via an up and over front door and having both light and power.

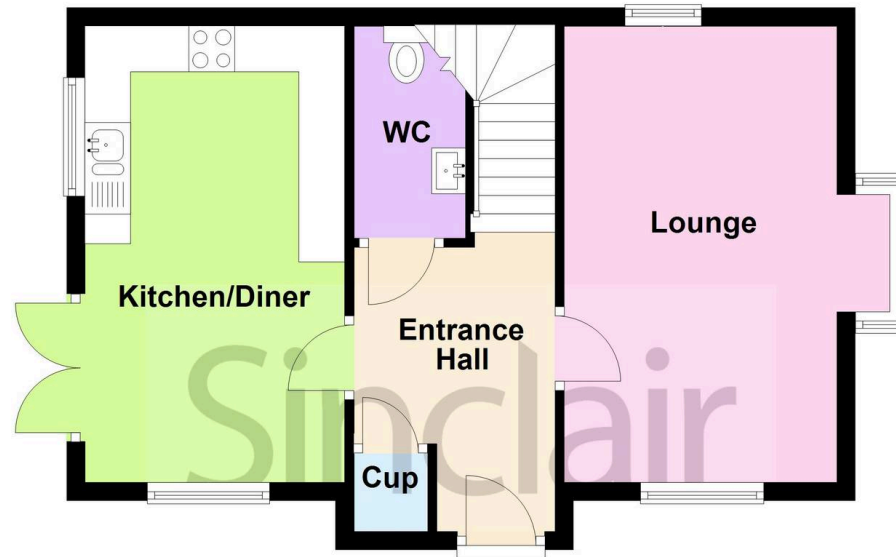
## Driveway

Offering off road parking, the front driveway is block paved and surrounded by wrought iron fencing and gives way to a well maintained lawn and the front door with adjacent wall lighting.

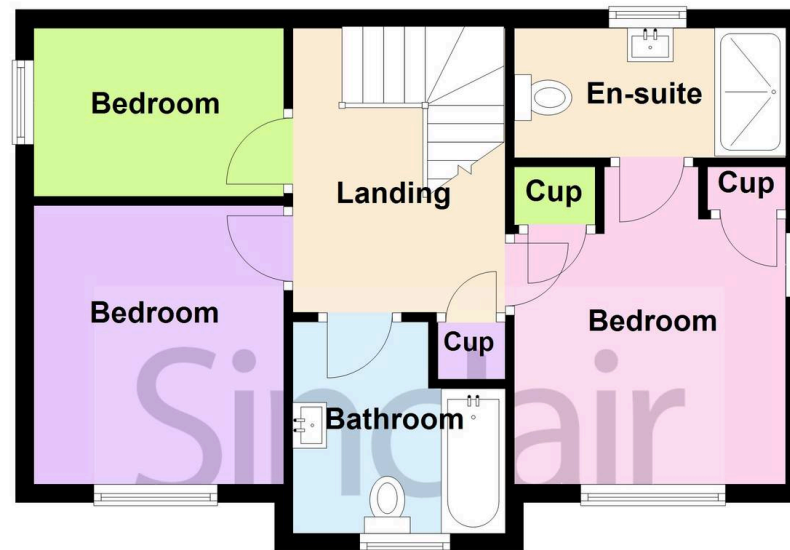




### Ground Floor



### First Floor





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