

# Sinclair



273 Melbourne Road, Ibstock

Offers Over £200,000

# 273 Melbourne Road

Ibstock

**OFFERED WITH NO UPWARD CHAIN**, this THREE BEDROOM SEMI DETACHED HOME enjoying period features being modernised throughout benefits from a bay fronted lounge, dining room, fitted kitchen and ground floor bathroom and stairs rising to the first floor landing gives way to a modern shower room and three good sized bedrooms. Externally, the property enjoys a private garden to rear and is situated within the heart of the popular commuter village of Ibstock.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Semi Detached Home
- Three Bedrooms
- Traditionally Styled
- Modernised Throughout
- Bathroom & Shower Room
- No Upward Chain



## GROUND FLOOR

### Lounge

11' 9" x 11' 9" (3.58m x 3.58m)

Enter through a composite front door and having a uPVC double glazed bay window to front, electric effect free standing log burner and timber effect laminate flooring.

### Dining Room

12' 2" x 11' 9" (3.71m x 3.58m)

Enjoying double glazed windows to side and rear, stairs rising to the first floor and having access to understairs storage.

### Kitchen

12' 9" x 7' 3" (3.89m x 2.21m)

Inclusive of an attractive range of wall and base units with complimentary rolled edge work surfaces, a one and a half bowl porcelain sink and drainer unit with swan neck mixer tap, four ring induction hob with splash screen and extractor hood over, an electric oven and grill, space and plumbing for appliances, uPVC double glazed window to side, further uPVC framed door accessing the rear garden, inset downlights, a wall mounted gas fired central heating boiler and having timber effect laminate flooring.

### Bathroom

5' 2" x 7' 3" (1.57m x 2.21m)

This three piece suite comprises a low level w.c, vanity wash hand basin with mono bloc mixer tap, panelled bath with splash screen and thermostatic mixer waterfall shower over with separate handheld washer, heated towel rail, extractor fan, inset downlights, timber effect laminate flooring and having an opaque uPVC double glazed window to side.

## FIRST FLOOR

### Landing

Stairs rising to the first floor landing gives way to three good sized bedrooms, the shower room and comprising a loft hatch.



**Bedroom One**

11' 9" x 11' 9" (3.58m x 3.58m)

Having uPVC double glazed window to front, access to over stairs storage and featuring a cast iron fireplace (not in use).

**Bedroom Two**

12' 1" x 8' 9" (3.68m x 2.67m)

Having uPVC double glazed window to rear and featuring a cast iron fireplace (not in use).

**Bedroom Three**

9' 2" x 7' 3" (2.79m x 2.21m)

Having uPVC double glazed window to rear.

**Shower Room**

5' 1" x 4' 1" (1.55m x 1.24m)

This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, double walk in shower enclosure with thermostatic mixer shower tap, heated towel rail, extractor fan and tile effect vinyl flooring.

**Rear Garden**

Enjoying a sunny aspect and surrounded by timber close board fence panelling and box hedging with side gated access, a brick store, a well maintained lawn and an adjacent paved walkway accessing the rear of the garden.



### Ground Floor



### First Floor





## Sinclair Estate Agents

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