



Smiths
your property experts

Plot 1

Chapel Street, Ibstock

- Three-storey home in a period bay-fronted style
- Contemporary fitted kitchen with integrated appliances
- Three double bedrooms and two bathrooms
- Private off-road parking to the right-hand side of the property
- Private rear gardens with a south-west facing aspect
- Situated in a small and exclusive development of five properties
- Excellent specification including solar PV panels
- 10-Year structural warranty



General Description

Smiths Property Experts are favoured with instructions to market this exclusive development of five mews-style properties, built by a highly regarded and experienced local developer. This small development is positioned in a convenient and central location in the fully serviced Leicestershire village of Ibstock. The properties all boast 10-year structural warranties and excellent specifications, including solar PV panels that aim to make the new purchaser's running costs extremely low.

The development consists of just five beautifully crafted high-specification homes. The properties boast off-road parking and individual private outside spaces.





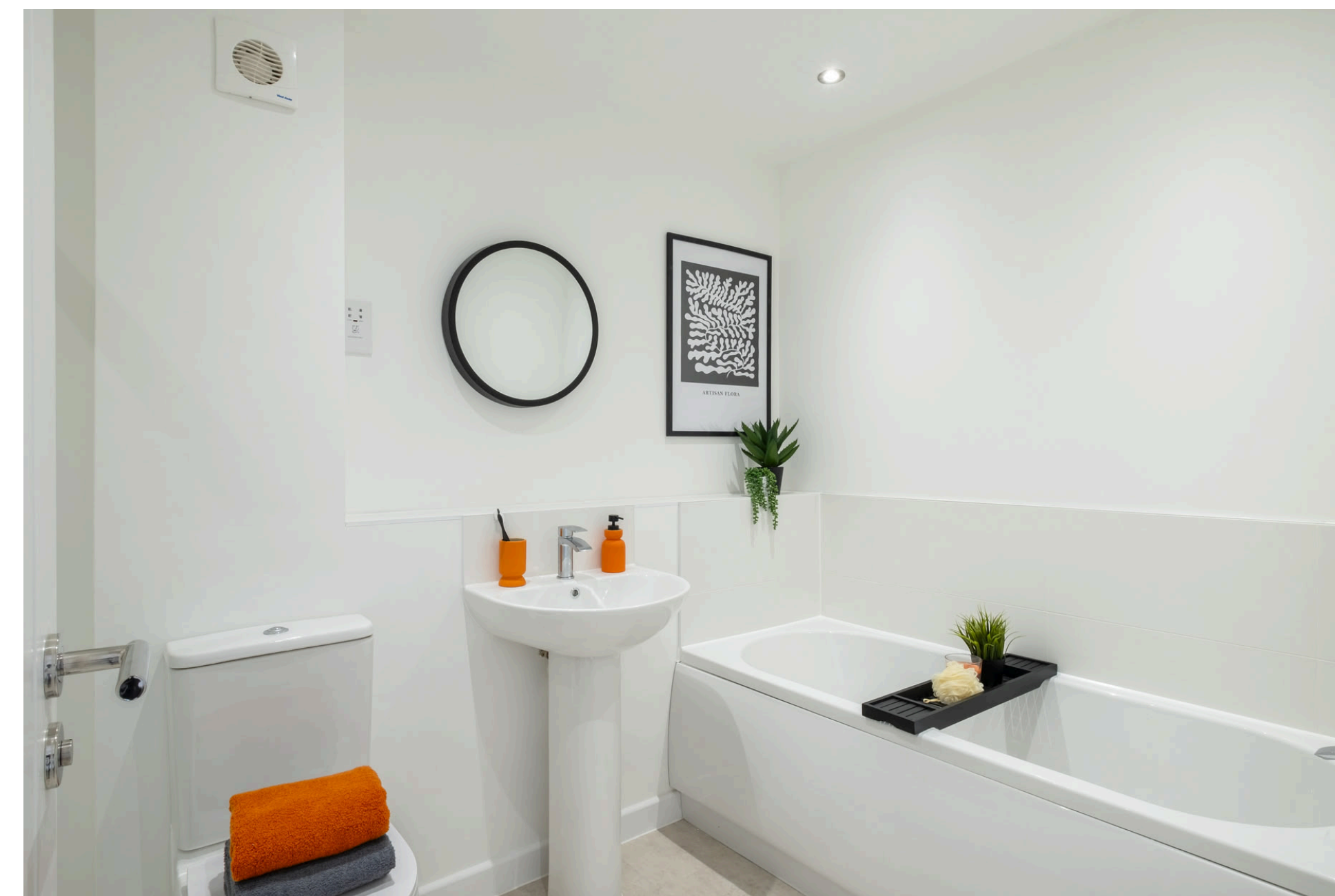


Plot 1

A three-bedroom three-storey home boasting approximately 1,175 square feet of excellent modern living space. The property offers living accommodation comprising a spacious entrance hall leading to a bay-fronted dining kitchen with a contemporary fitted kitchen including an integrated dishwasher, microwave, oven, hob, extractor and 1/5 bowl sink with drainer to the side. There is also a downstairs WC and a main living room with direct garden access via French doors to the rear elevation. Across the first and second floors are three large double bedrooms, a four-piece contemporary bathroom and a separate large shower room.

The Outside

The property is set behind low-maintenance front gardens behind wrought iron railings with a gate and pathway to the front door. The property boasts private off-road parking. There are also private rear gardens with a south-west-facing rear aspect.







The Location

Ibstock is a small town situated in North West Leicestershire. There is a full host of amenities in the town, including schooling, a doctor's surgery, eateries, public houses, and shops. Nestled between the well-regarded Market Bosworth, which is located 4 miles to the south, and Ashby de la Zouch, which is 5 miles to the north, the town is ideally located for local amenities and commuters. It is also conveniently close to the cities of Leicester, Derby, Nottingham, and Birmingham. Additionally, the town is on the edge of beautiful open countryside and offers access to beautiful walks in the surrounding area.

Property Information

EPC Rating: A.

Tenure: Freehold.

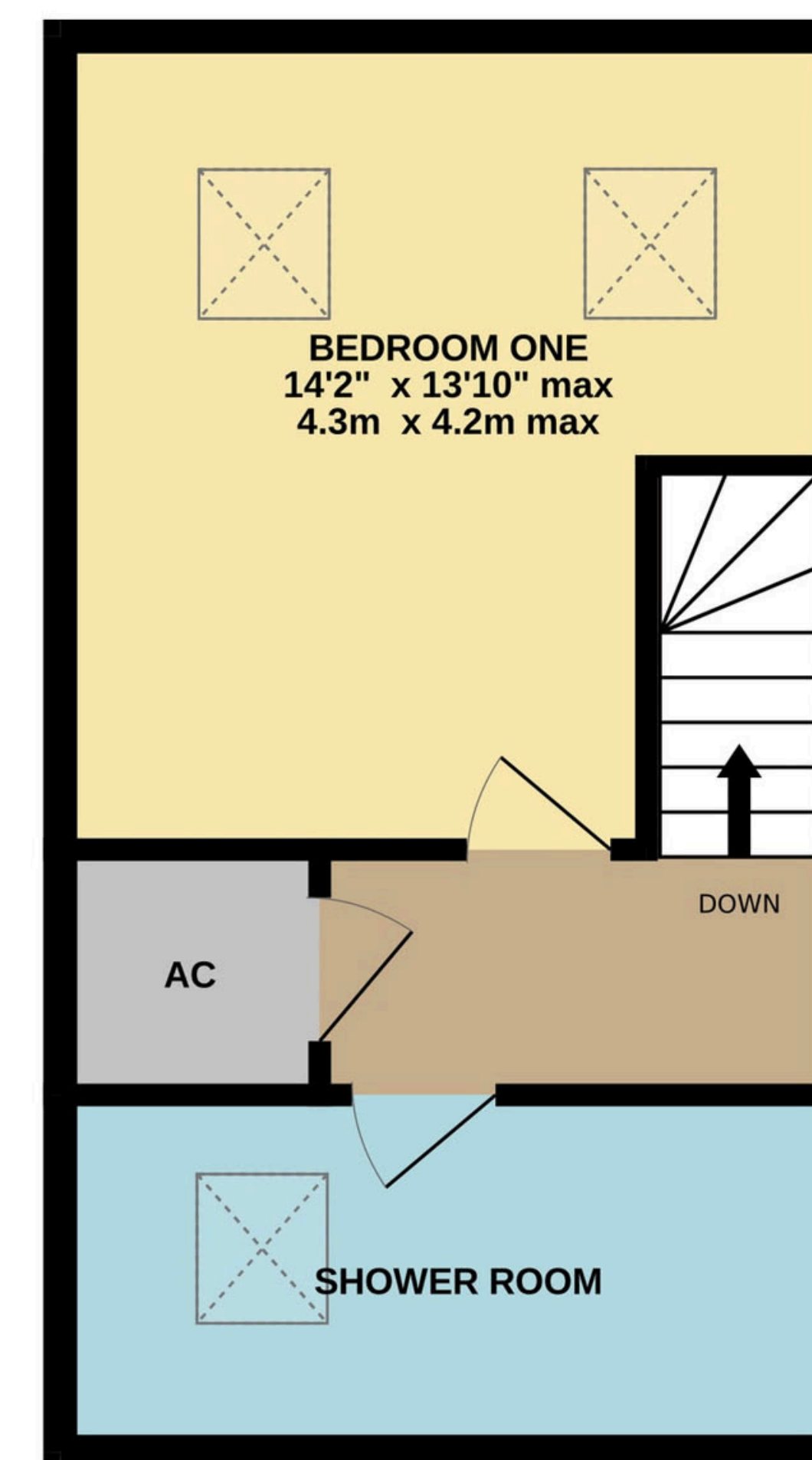
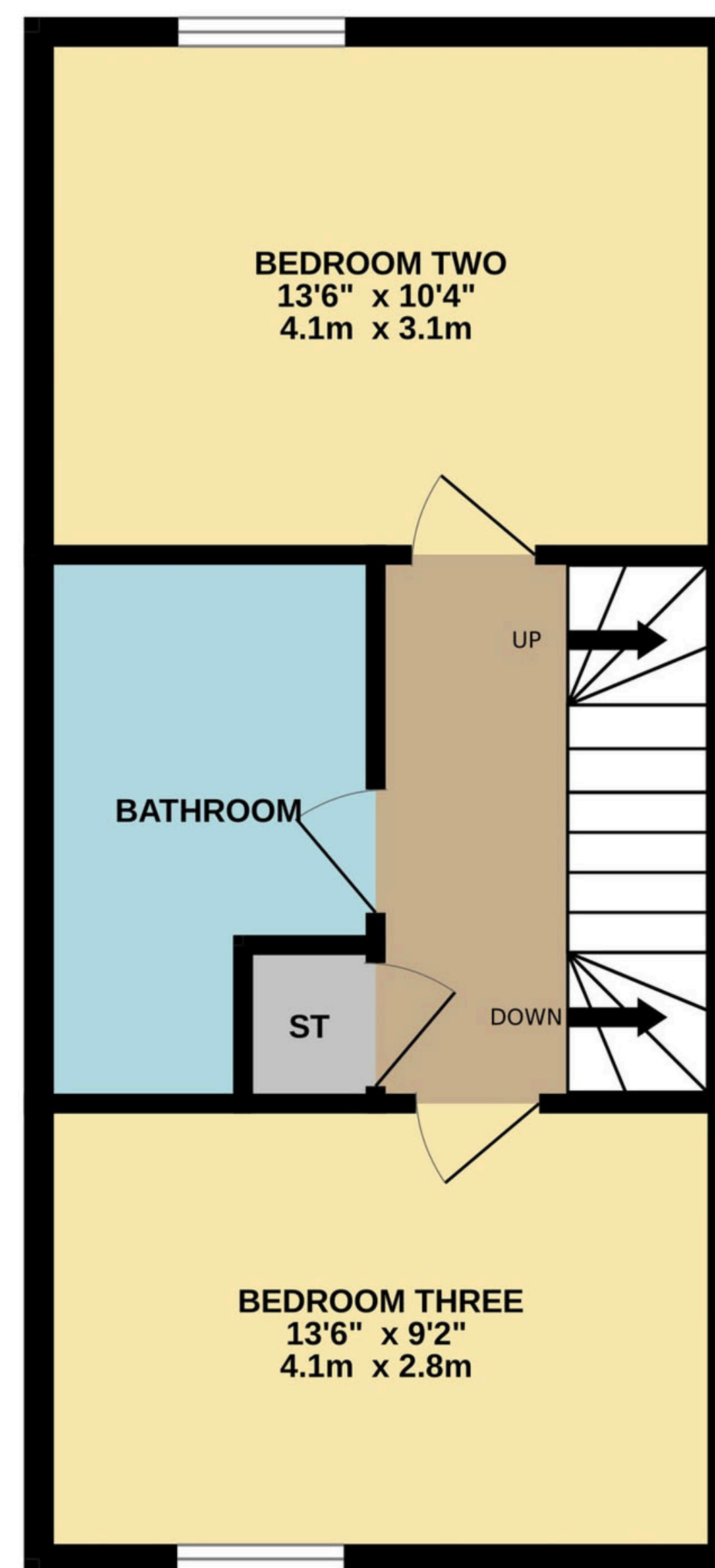
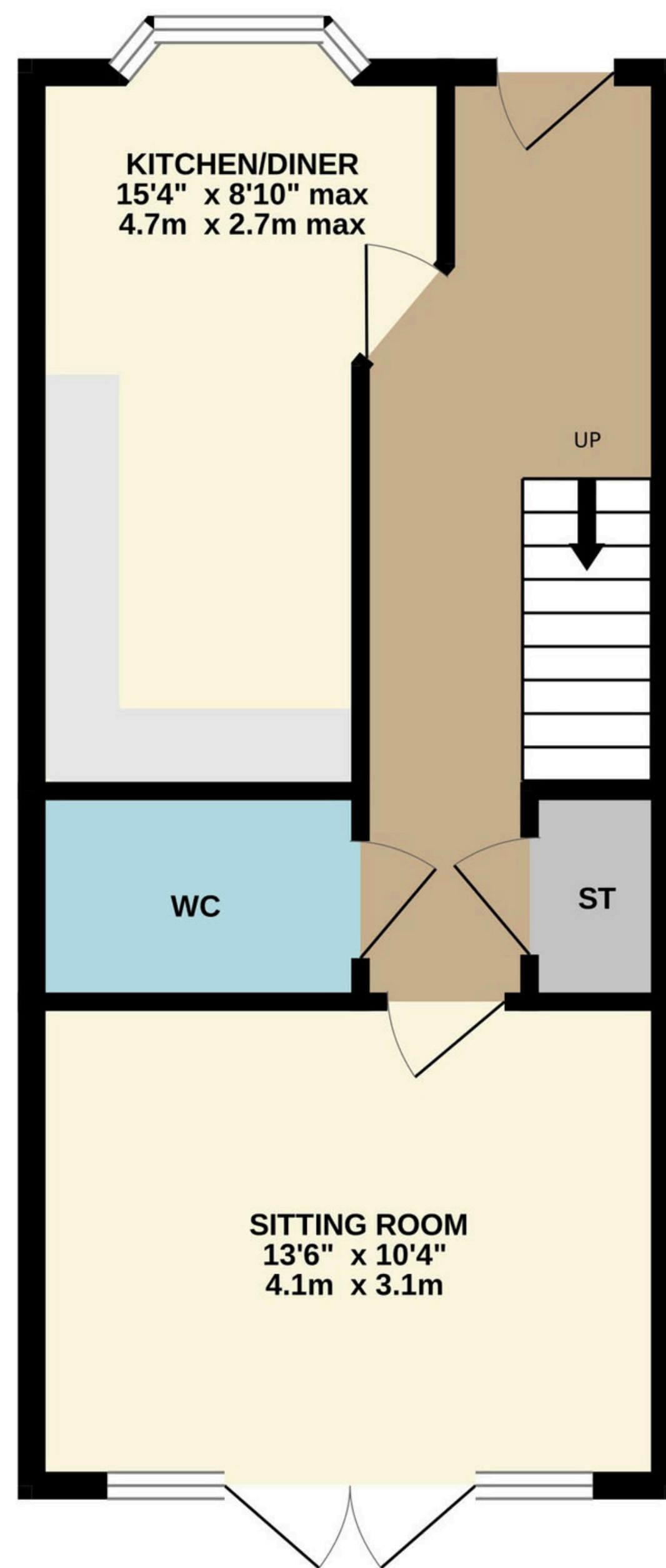
Council Tax Band: C.

Local Authority: North West Leicestershire Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1148 sq.ft. (106.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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