

Sinclair



14 Otter Close, Ibstock

£230,000

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Ibstock

These 3 bedroom detached, a family home, occupying a cul-de-sack position within the popular commuter village of Ibstock. Comes to the market, enjoying an entrance hall.

Bayfronted lounge open plant kitchen diner with both a ground floor WC and utility room, respectively. Stairs rising to the 1st floor landing off the 3 bedrooms, including the on-suite shower room and family bathroom. Externally, the property benefits from a sunny aspect of low maintenance, rear garden and a garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached Home
- Three Bedrooms
- En-suite & Family Bathroom
- Kitchen/Diner
- Utility & Ground Floor W.C
- Leasehold Garage



GROUND FLOOR

Entrance Hall

Entered via a composite front door with inset opaque double glazed panel and comprising vinyl flooring with stairs rising to the first floor.

Lounge

9' 5" x 16' 9" (2.87m x 5.11m)

Enjoying a dual aspect with uPVC double glazed bay window to side and further uPVC double glazed window to front and having timber effect vinyl floor.

W.C

Comprising a low level push button w.c with tiled splashbacks, a pedestal wash hand basin with mono bloc mixer tap and continued flooring from the entrance hall.

Kitchen/Diner

16' 9" x 9' 9" (5.11m x 2.97m)

Inclusive of an attractive range of wall and base units with complementary rolled edge work surfaces, a sink and drainer unit with swan neck mixer tap, four ring gas cooker (freestanding) with splash screen and extractor hood over featuring space and plumbing for appliances, timber effect vinyl flooring, a uPVC double glazed window to side and further uPVC French doors accessing the private rear garden.



Utility Room

4' 8" x 6' 6" (1.42m x 1.98m)

Having continued flooring from the kitchen/diner, a work surface with space and plumbing for appliances, uPVC double glazed window to rear, gas fired central heating boiler and an extractor fan.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three good sized bedrooms, the en-suite shower room and family bathroom respectively.



Bedroom One

9' 8" x 10' 3" (2.95m x 3.12m)

Having uPVC double glazed windows to front and side.

En-suite

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

Bedroom Two

9' 4" x 9' 0" (2.84m x 2.74m)

Having uPVC double glazed window to front, loft hatch and access to over stairs storage.

Bedroom Three

6' 8" x 8' 9" (2.03m x 2.67m)

Having uPVC double glazed window to side.

Family Bathroom

7' 2" x 5' 4" (2.18m x 1.63m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, tiled splashbacks, a panelled bath with electric shower over, vinyl flooring, extractor fan and having an opaque uPVC double glazed window to side.

Rear Garden

Enjoying a sunny aspect, the rear garden benefits from areas of stone shingling with a paved patch area, a host of shrubs and raised timber decking surrounded by timber closed board fence panelling and having rear gated access.

Front Garden

Having surrounding private hedge with wrought iron gate access in the front door via a paved walkway with stone shingled edging.

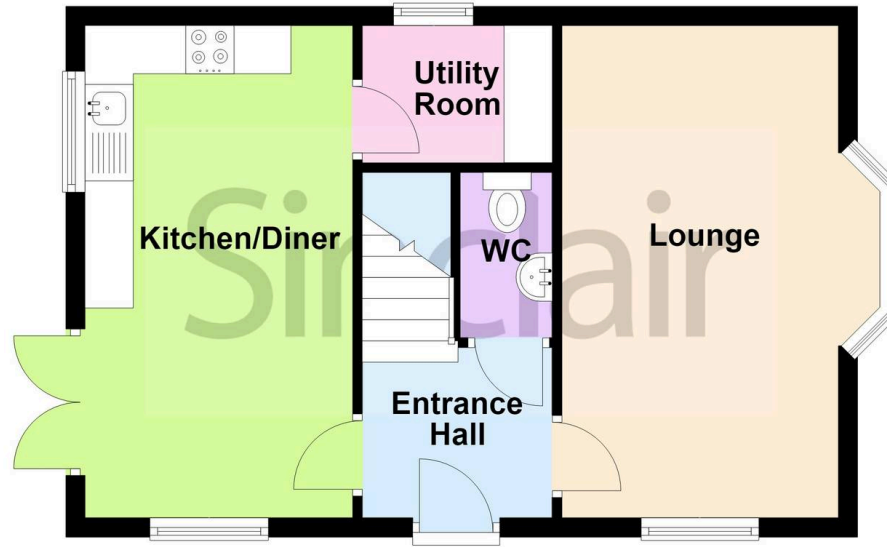
Garage and Parking

Entered via an up and over door to front and providing a tarmac driveway with car parking space.

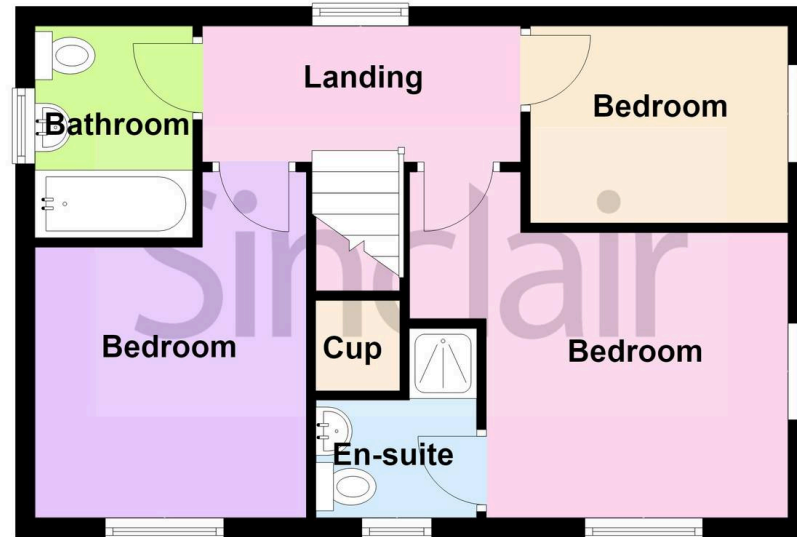




Ground Floor



First Floor





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