

# Chandlers Croft

Ibstock, LE67 6PR

John German











## Chandlers Croft

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£450,000

NO CHAIN

A substantial five-bedroom, three bath detached home set in a quiet cul-de-sac in the heart of Ibstock. Offering generous living space, two reception rooms, large dining kitchen, double garage and a mature Southerly facing garden. Well placed for amenities and commuting.



Set within a small and highly regarded cul-de-sac, this spacious and well-presented five-bedroom detached family home enjoys a lovely plot and a peaceful, private position, set back from the road along a shared private driveway. Offering deceptively generous accommodation throughout, the property is ideal for modern family living and must be viewed internally to be fully appreciated.

Ibstock sits in the heart of the National Forest, with Sence Valley Forest Park located within the village itself. The area benefits from a good range of local amenities including schools, shops, GP surgery and chemists, while also being well placed for commuters travelling to the towns and cities across the Midlands.

The property is entered via an open porch with tiled flooring and lantern-style wall light, leading into a welcoming entrance hall finished with LVT flooring and providing access to the principal reception rooms and cloakroom. The cloakroom/WC is fitted with a modern white two-piece suite and tiled splashbacks.

The spacious lounge features a bay window to the front elevation and double doors opening through to the dining room, creating an excellent flow for both everyday living and entertaining. The dining room enjoys a pleasant outlook over the rear garden through a bandstand-style window.

At the heart of the home is a large kitchen/breakfast room, combining a tiled kitchen area with a comfortable carpeted living space. The kitchen is well equipped with a range of wall and base units, work surfaces, tiled splashbacks, peninsular breakfast bar, stainless-steel sink, built-in double oven and microwave, four-ring gas hob with extractor hood, integrated fridge and freezer, and plumbing for a dishwasher. The adjoining living area benefits from south-facing double-glazed patio doors opening directly onto the rear patio and garden.

A separate utility room provides additional storage with a larder cupboard, stainless-steel sink, plumbing for a washing machine and space for a tumble dryer. The gas-fired central heating boiler was installed in February 2022. A side door gives direct access to the rear garden. An internal door takes you into the double garage, fitted with twin up-and-over doors, lighting and power.

On the first floor, a galleried landing provides access to all five bedrooms, an airing cupboard and loft hatch.

The principal bedroom is a particularly large double room featuring three fitted double wardrobes and two front-facing windows. An en-suite shower room is fitted with a white three-piece suite comprising WC, tiled shower and wash basin. Bedroom two is also a generous double room with two fitted double wardrobes and its own en-suite shower room, again fitted with a white three-piece suite. Bedrooms three and four are both double rooms with south-facing windows overlooking the rear garden, while bedroom five is a further double room with views to the front. The family bathroom is fitted with a four-piece suite comprising WC, tiled shower enclosure, wash basin with tiled splashback and a panelled bath.

Outside, the attractive rear garden enjoys a sunny aspect and a good degree of privacy. It features a patio area, lawn, mature planted borders, outside tap and gated side access to the front of the property. To the front, the property benefits from a lawned garden and a double driveway providing ample off-road parking and access to the double garage.

**Agents notes:** The property is set at the end of a shared private drive.

It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

**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.

**Property construction:** Standard

**Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** 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

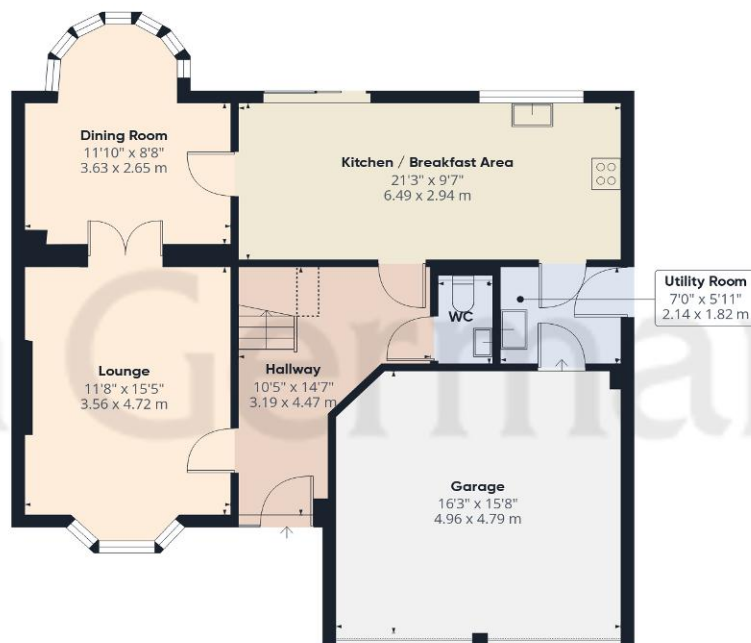
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/30012026

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Ground Floor

Approximate total area<sup>(1)</sup>

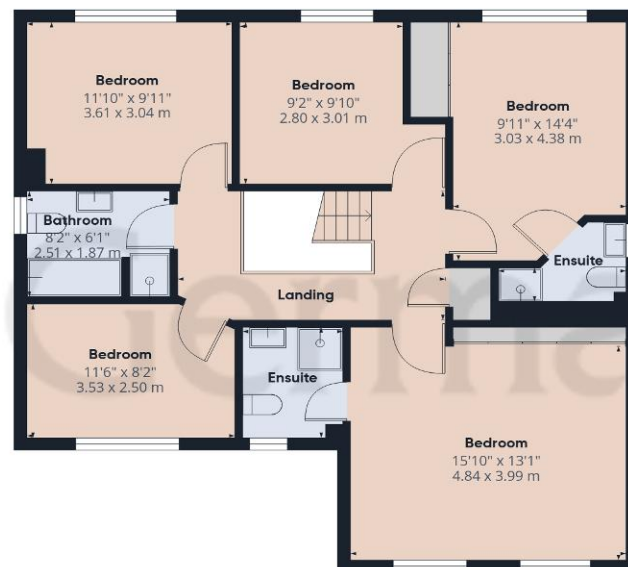
1835 ft<sup>2</sup>

170.4 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>

0.3 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### 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		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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