Sinclair



141 Melbourne Road, Ibstock

Offers In Excess of £160,000

141 Melbourne Road

Ibstock

This wonderfully modern TWO DOUBLE BEDROOM MID TERRACE home, occupying a popular road within the sought after commuter village of Ibstock comes to the market with traditional styling with a modern finish and in brief comprises a dining room, lounge, 15'0 kitchen and ground floor w.c, stairs rising to the first floor landing offering a sizable four piece bathroom suite and two double bedrooms. Externally, the home benefits from a low maintenance private rear garden with brick built store to the rear. Early viewing has come highly advised in order to avoid disappointment.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautifully Presented
- Terrace House
- Two Double Bedrooms
- Four Piece Modern Bathroom
- Popular Location
- Close To Amenities







GROUND FLOOR

Dining Room
12' 0" x 12' 0" (3.66m x 3.66m)
Entered through a uPVC front door with adjacent uPVC double glazed window and having coving, timber effect James Holstead LVT flooring and a freestanding electric log burner effect heater with floating timber mantle.

Lounge
11' 10" x 12' 0" (3.61m x 3.66m)
Having continued flooring from the lounge and having an archway which complements the feature electric effect freestanding log burner upon a tiled hearth with floating mantle and having stairs rising to the first floor, access to understairs storage, coving and a uPVC double glazed window to rear.

Kitchen
15' 9" x 6' 1" (4.80m x 1.85m)
Inclusive of a range of wall and base units, a one and a half sink and drainer unit, four ring gas hob with extractor hood over, electric oven and grill, integrated fridge freezer and further freestanding dishwasher. Also, benefiting from a breakfast bar, tiling to splash prone areas, a uPVC double glazed window to side and a uPVC French door accessing the rear garden.

W.C
Having continued flooring from the kitchen and comprising a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap and an opaque uPVC double glazed window to side.

FIRST FLOOR

Landing
Stairs rising to the first floor landing gives way to the four piece family bathroom suite, two double bedrooms and comprise a loft hatch.







Bedroom One
11' 9" x 13' 5" (3.58m x 4.09m)
Having uPVC double glazed window to front, access to over stairs storage, a cast iron fireplace and coving.

Bedroom Two
11' 9" x 10' 5" (3.58m x 3.18m)
Having uPVC double glazed window to rear and coving, which complements the cast iron fireplace cover.

Family Bathroom
16' 1" x 6' 11" (4.90m x 2.11m)
This four piece suite comprises a low level push button w.c, panelled bath with mixer shower tap, tiled splash backs, pedestal wash hand basin with mono bloc mixer tap and a corner shower enclosure with waterfall mixer tap, heated towel rail, vinyl flooring and an opaque uPVC doubled glazed window to rear.

Front Garden

Having a dwarf brick wall to front and paved walkway accessing the front door.

Rear Garden

Enjoying a sunny aspect and benefiting from a paved patio area facilitated by a water point and an external power point with stone shingled edging and side gated access being enclosed by part box hedging and part timber close board fence panelling whilst having a well maintained lawn and a brick built store to the rear of the garden with both light and power.

On street Parking



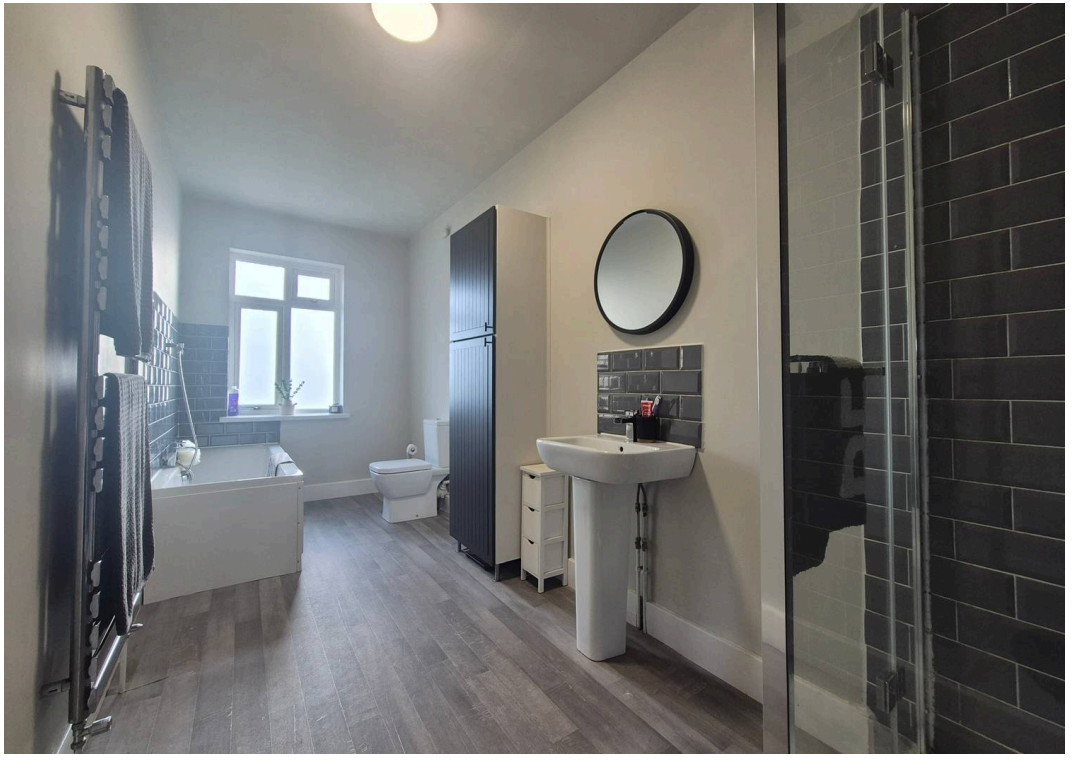


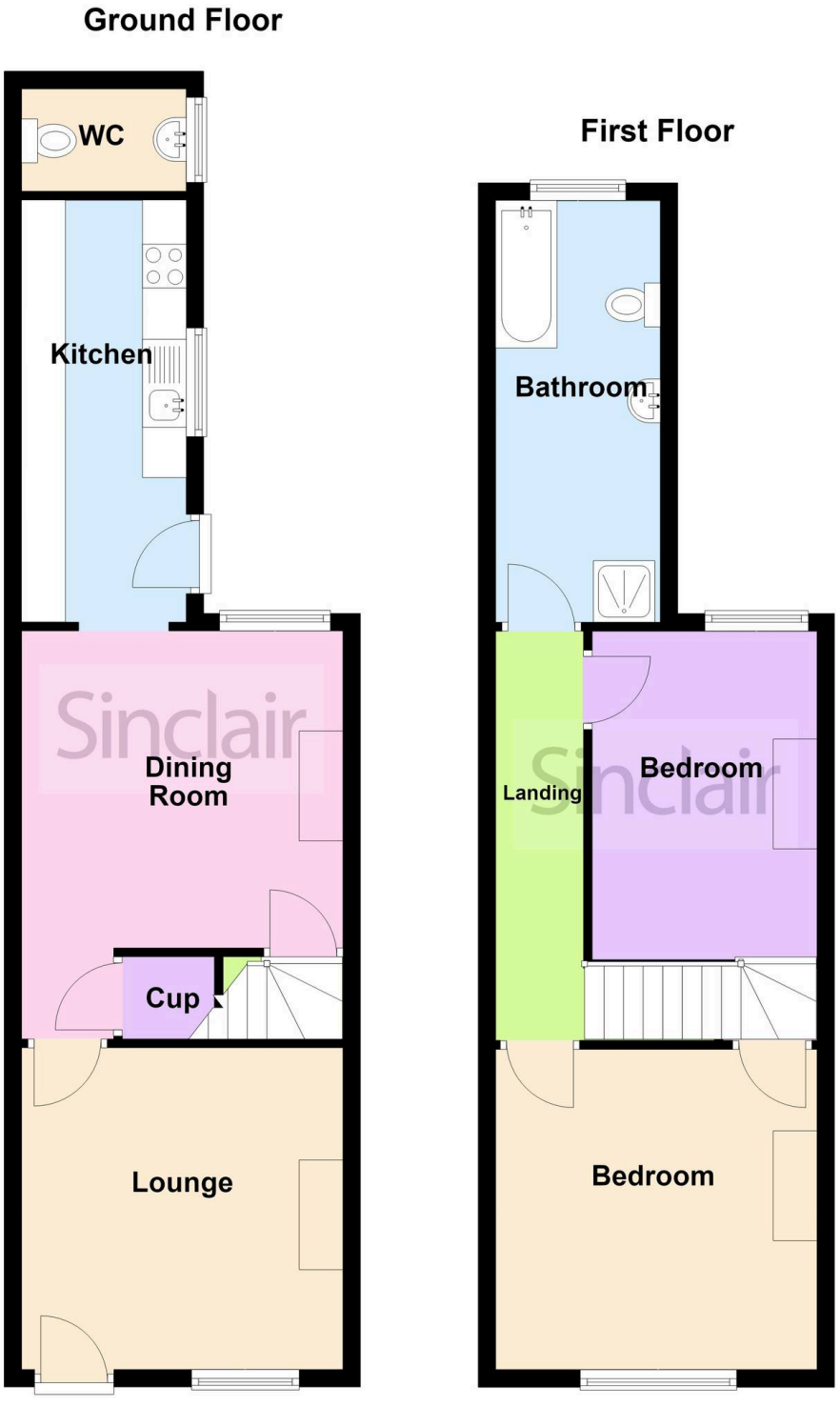











Ground Floor
WC
Kitchen
Dining Room
Cup
Lounge
First Floor
Bathroom
Landing
Bedroom
Bedroom



Sinclair Estate Agents

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