

Sinclair

32 Grange Road, Ibstock

£177,500



32 Grange Road

Ibstock

This beautifully and well presented TWO DOUBLE BEDROOM END TERRACED HOME occupying a central location within the popular commuter village of Ibstock comes with the market having enjoyed modernisation throughout with a host of character and period features effortlessly throughout. In brief, the property enjoys a lounge, dining room, modern kitchen and w.c to the ground floor and two double bedrooms to the first floor alongside a three piece modern family bathroom suite and stairs to the second floor loft room. Externally, the home enjoys a good sized rear garden and benefits from a sunny aspect. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Two Double Bedrooms
- End Terraced Home
- Lounge and Dining Room
- Modern Kitchen & Bathroom
- Loft Room
- Garden To Rear



GROUND FLOOR

Lounge

10' 7" x 10' 5" (3.23m x 3.17m)

Having uPVC double glazed window to front, built in corner cabinet, feature open fireplace with timber over mantle and laminate timber effect flooring.

Dining Room

10' 7" x 11' 2" (3.23m x 3.40m)

Having laminate timber effect flooring continuing from the lounge, built in double recess cupboard, feature fireplace with gas fire and brick hearth, uPVC double glazed window to rear, access to stairs rising to the first floor, under stairs storage and kitchen.

Kitchen

11' 4" x 6' 1" (3.45m x 1.85m)

Inclusive of a range of modern base and wall units, four ring electric hob with extractor hood over and tiled splash back, space and plumbing for appliances, stone tiled flooring, sink and drainer unit with mixer tap, uPVC double glazed window and door to side and access to downstairs w.c.

W.C

Having low level push button w.c, continued stone tile flooring from kitchen, uPVC double glazed opaque window to rear and the wall mounted gas central heating boiler.

FIRST FLOOR

Landing

Stairs rise to the landing accessing all two double bedrooms and family bathroom.

Bedroom One

10' 11" x 10' 5" (3.33m x 3.17m)

Having uPVC double glazed window to front, feature cast iron fireplace and door with stairs rising to the second floor loft room.



Bedroom Two

10' 5" x 7' 9" (3.17m x 2.36m)

Having uPVC double glazed window to rear and feature cast iron fire place.

Bathroom

8' 7" x 5' 9" (2.62m x 1.75m)

Having a modern three piece suite comprising low level push button w.c, pedestal wash hand basin, P-shaped panelled bath with electric shower over and side screen, tiled splash backs, traditional heater towel rail, extractor fan, tiled flooring and uPVC double glazed opaque window to rear.

SECOND FLOOR

Loft Room

15' 0" x 9' 8" (4.57m x 2.95m)

Enjoying a Velux double glazed window to rear and timber beams.

Rear Garden

Enjoying a block paved patio area leading to a well maintained lawn and an outhouse. The rear of the garden has a timber archway through to a further lawn area with timber roofed pergola seating area, timber fence panelling surround and side gated access. Please be advised the neighbour has access to the rear of their property.

Front Garden

Being access via a wrought iron gate with block paved pathway to the front door surrounded by a brick dwarf wall.

ON STREET





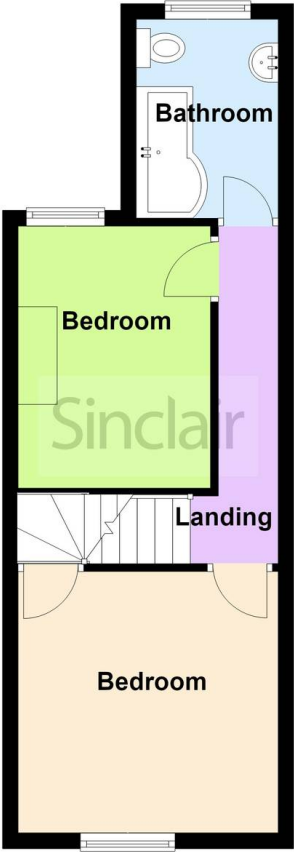




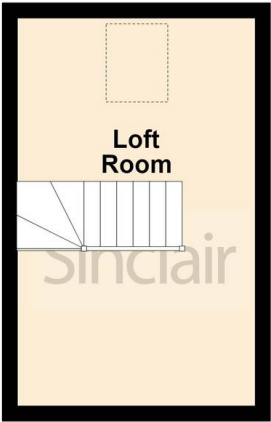
Ground Floor



First Floor



Second Floor





Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) – The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.