



50 Ashby Road, Ibstock

£240,000



# 50 Ashby Road

Ibstock, Ibstock

**OFFERED WITH NO UPWARD CHAIN** This TWO DOUBLE BEDROOM DETACHED BUNGALOW situated in the popular village of Ibstock comes to the market enjoying a large rear garden, driveway providing off road parking whilst internally in need of modernisation the property benefits from a entrance hall, lounge, kitchen, two double bedrooms, modern shower room and sun lounge respectively. Early viewings advised.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Upward Chain
- Large Rear Garden
- Detached Bungalow
- Off Road Parking
- Sun Lounge
- Two Double Bedrooms





### Entrance Hall

Entered through a uPVC double glazed front door flanked by uPVC window to either side and comprising coving.

### Lounge

14' 3" x 10' 5" (4.34m x 3.18m)

Benefitting from a uPVC double glazed bay window to front with further uPVC double glazed window to side providing a dual aspect and having wall lighting and a wall mounted gas fire with hearth.

### Kitchen/Diner

10' 4" x 13' 0" (3.15m x 3.96m)

Enjoying a range of wall and base units with rolled edge work surfaces, a sink and drainer unit, a freestanding gas cooker, space and plumbing for appliances, storage cabinet, tiling to splash prone areas, two uPVC double glazed windows to rear and having uPVC double glazed door to sun lounge.

### Sun Lounge

6' 3" x 12' 6" (1.91m x 3.81m)

Enjoying a dual aspect with uPVC double glazed windows to rear and uPVC double glazed doors accessing the rear garden and driveway respectively.

### Utility/Store

Entered via a uPVC front door and having light and power.

### Bedroom Two

14' 4" x 10' 5" (4.37m x 3.18m)

Having uPVC double glazed bay window to front, dado rail and coving.





### **Shower Room**

6' 9" x 6' 3" (2.06m x 1.91m)

This three piece suite comprises a double shower enclosure with electric shower over, vanity wash hand basin with mono bloc mixer tap, low level push button w.c, ceramic tiled walls, non slip flooring, loft hatch, extractor fan and opaque uPVC double glazed window to side.

### **Bedroom One**

12' 0" x 10' 3" (3.66m x 3.12m)

Having uPVC double glazed window to rear, coving, storage cabinet, bed enclosure and a range of fitted wardrobes.

### **OUTSIDE**

#### **Private Rear Garden**

A paved patio are adjacent to a further covered seating area gives way to a well maintained lawn edged with low maintenance shrubs and surrounded by timber close board fencing whilst a paved walkway provides access to the rear portion of the garden which in turn hosts the garden shed and greenhouse.

#### **Front**

A tarmacadamed driveway with block edging offers off road parking and sits in front of a wrought iron gate with adjoining fence surrounding the front stone shingles garden with a host of shrubs and a further paved walkway to the front door.









# Ground Floor





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