



- Popular modern estate
- Walking distance to Sence Valley Park
- Cul-de-sac location
- Local amenities
- Parking
- No upward chain

Due to the Government Covid-19 restrictions we are only doing viewings by appointment. Interested parties should contact us via telephone for further information and a video tour before any physical viewing can be arranged.

A great opportunity to buy this well presented, modern two-bedroom mid-terrace home. The house is situated in the Leicestershire village of Ibstock. Local amenities include primary schools, community college, supermarkets, banking and restaurants. There is access to public transport and the house is only miles from some of the large employers in the area such as Amazon and other companies at the Interlink Business Park. J22 of the M1 motorway is approximately 5.5 miles away. Consisting of entrance hall, lounge and kitchen diner, two bedrooms and a family bathroom. There is also a private rear garden that is predominately laid to lawn and a garden shed. This home may attract first time buyers, downsizers or investors.

A canopy porch leads to the front door which opens onto an entrance hall leading to the ground floor accommodation and stairs to the first floor.

Lounge: **(approx.. 2.88m x 3.84m or 9'4" x 12'5")**

Access to the lounge is from the entrance hallway, fitted with radiator, ceiling rose, laminate flooring and double-glazed window to the front of the property.

Kitchen / Diner: **(approx.. 3.92m x 2.51m or 12'8" x 8'2")**

Fitted with base and wall units, work tops, stainless steel sink unit, cooker with integrated extractor hood, tiled splashback, wall mounted boiler, laminate flooring, pantry/storage cupboard and Upvc double glazed window and rear door opening to the rear garden.

First Floor

With airing cupboard and loft access.

Bedroom 1: (approx.. 2.90m x 3.50m or 9'5" x 11'4")

Built-in wardrobes with mirror front sliding doors, double glazed window to front elevation, radiator, ceiling rose.

Bedroom 2: (approx.. 1.90m x 2.92m or 6'2" x 9'5")

With double glazed window to rear, ceiling rose and radiator.

Family bathroom:

3 piece suite consisting of WC, pedestal hand basin and panelled bath with shower over. Partially tiled, radiator, extractor fan, double glazed window.

Front and rear gardens:

To the front of the property the garden area is mostly pebbled for easy maintenance and parking spaces. The private rear garden has fenced boundaries, paved patio, and laid to lawn, edged with mature plants and shrubs. There is a gate to a communal path that leads to the front of the property.

Viewing

By appointment only. If you would like to view this property, please call Harrison Thorn Ltd direct.

Fixtures Fittings and Appliance

Any fixtures, fittings or appliances mentioned in these details have not been tested and cannot be assumed to be in full efficient working order or included in the sale.

Photographs

It should not be assumed that items shown in our photographs are included in the sale of the property. Photographs showing vehicle registrations have been altered to disguise the registration details.

Measurements

Where applicable, we have taken every care to ensure the dimensions for the property are true however, they should be treated as approximations and for general guidance only. If measurements have been shown, they represent the widest and longest part in any room including any built-in wardrobe space. It should not be assumed that rooms are quadrilateral in shape.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence.

General

We have taken care to ensure that the measurements, dimensions, information, photographs and floor plans, where applicable, are an accurate and true representation however, they should be treated as approximations. Potential buyers must satisfy themselves by inspection or otherwise as to the accuracy and any details of the property. Buyers are responsible for ensuring that suggested conversions, extensions or ways to add value to a property through development comply with building regulations and the necessary planning permission will or has been granted. No one within this estate agency has the authority to make or provide any warranty in respect of the property.

Price: £130000

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