



Copson Street,
Ibstock, Leicestershire, LE67 6LD

NEWTONFALLOWELL 

Copson Street,
Ibstock, Leicestershire, LE67 6LD
£200,000

*** STUNNING COUNTRYSIDE VIEWS *** GENEROUS PLOT *** FANTASTIC POTENTIAL *** THREE BEDROOMS *** TRADITIONAL DETACHED HOME ***

Newton Fallowell are delighted to offer the rare opportunity to acquire this traditional three bedroomed detached home on a larger than average plot with superb open countryside views to the rear. The property offers wonderful potential for extension subject to the necessary consents and is located within easy walking distance of the amenities of Ibstock village centre. Perfect for the family buyer or first time buyer alike, an early inspection is essential to avoid disappointment.

The internal accommodation comprises in brief; porch, entrance hall, sitting room, dining kitchen, rear lobby with store and WC off, first floor landing, three bedrooms and a family bathroom.

The property sits on an excellent sized plot with a lawned front garden with laurel hedging with a driveway for several cars adjacent. The driveway leads to the rear garden via a timber gate.

The rear garden is generous in size with extremely pleasant countryside views, is mainly lawned and is bordered by timber fencing and hedging with a stream bordering the easterly aspect.

Accommodation

A timber front door leads to:-



Porch

Having a tiled floor and a timber door with obscure sidelights to:-

Hall

Having an original timber floor, stairs rising to the first floor landing, radiator, wall light points, large pantry style cupboard with window to the side.

Sitting Room

Having a UPVC double glazed window to the front elevation, feature Aga wood burner with granite hearth, UPVC double glazed window to the front elevation, radiator, television point and a further UPVC double glazed window to the side elevation.

Dining Kitchen

Having a limestone tiled floor and being fitted with a range of country style wall and base units with a granite work surface, inset twin ceramic sink with Victorian style mixer tap over, space for electric oven, integrated fridge and dishwasher, UPVC double glazed windows to the rear and side elevations, radiator, wall mounted gas fired central heating boiler and doors to:-

Rear Lobby

Having an obscure door to the side elevation and doors to:- |

Store

WC

Having a low flush WC and an obscure window to the side.

First Floor Landing

Returning to the entrance hall, a staircase rises to the first floor landing, with a UPVC double glazed window to the side and doors off to:-

Master bedroom

Having a UPVC double glazed window to the front elevation and radiator.

Bedroom Two

Having a UPVC double glazed window to the rear elevation with stunning countryside views and a radiator.

Bedroom Three

Having a UPVC double glazed window to the front elevation and radiator.

Family Bathroom

Being fitted with a panelled bath with shower over, low flush WC, pedestal wash hand basin, radiator, ceramic tiling to water sensitive areas, airing cupboard housing the hot water cylinder and an obscure UPVC double glazed window to the front elevation.

Exterior and Gardens

The property sits on an excellent sized plot with a lawned front garden with laurel hedging with a driveway for several cars adjacent. The driveway leads to the rear garden via a timber gate.

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Disclaimer

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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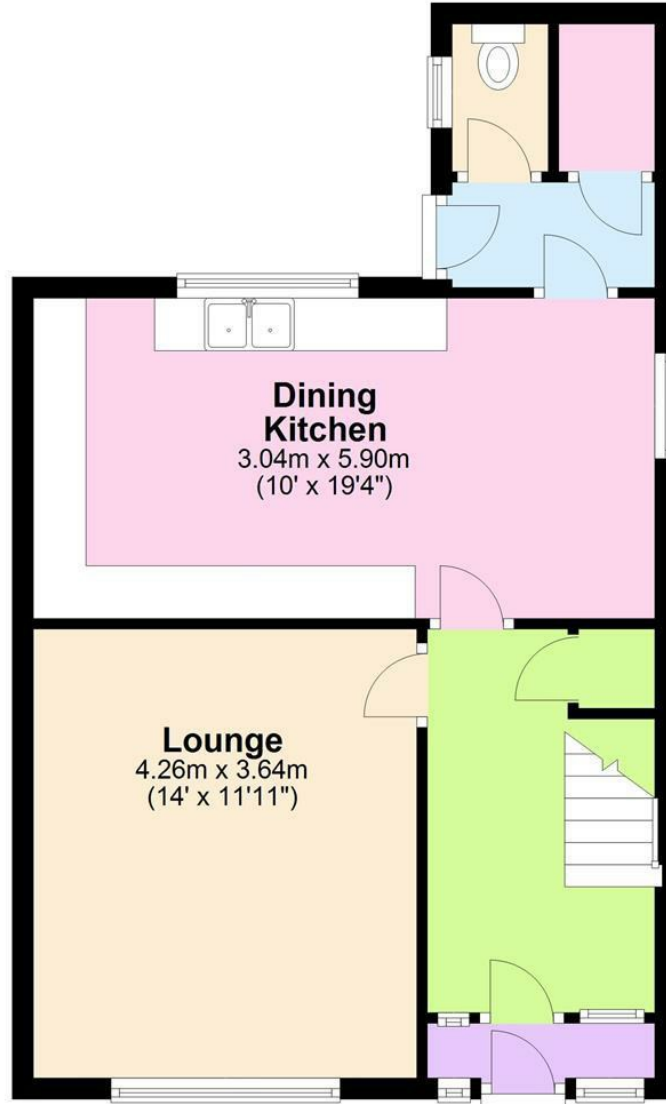
FLOOR PLANS (if shown)

Floor plan is not to scale but meant as a guide only.

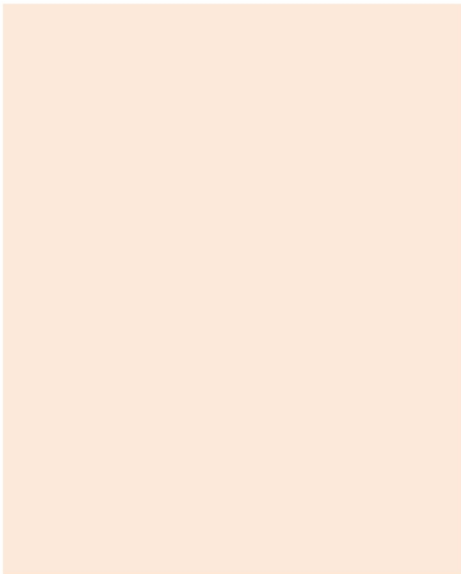
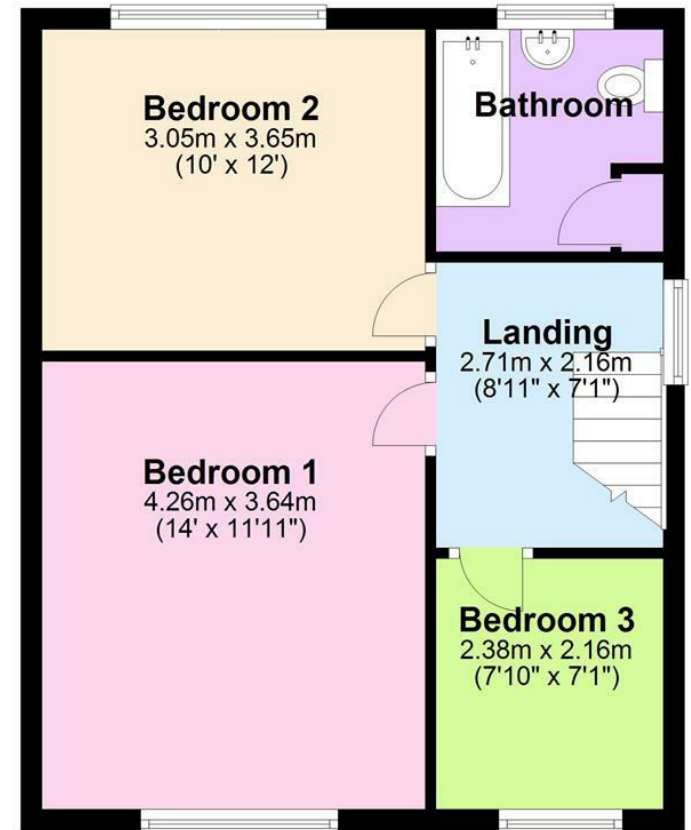


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor



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