



Melbourne Road  
Ibstock  
LE67 6NS

£275,000

A beautifully presented 3 BEDROOM extended BAY FRONTED SEMI DETACHED home situated in this popular part of Ibstock. Offering TWO RECEPTION ROOMS, UTILITY AREA and A generous sized CORNER PLOT. There is also AMPLE OFF ROAD PARKING leading to the LARGE DETACHED GARAGE.



# Property Features

- Traditional Semi Detached
- Three Bedrooms
- Corner Plot
- Extended
- Two Reception Rooms
- Kitchen Diner
- Garage
- Popular Location
- Ample Off Road Parking
- Viewings Highly

## Full Description

Occupying a fantastic corner plot, this extended semi detached home situated in this popular part of Ibstock on Melbourne Road. Offering bay windows to the front aspect, open plan living in addition to a log burner and utility area, this property should tick all the boxes you require. The external space really sets this property apart from any other with a large garden boasting a patio and vegetable patch in addition to a large garage.

Upon entering this traditional semi detached home into the hallway, you will be impressed by the living accommodation on offer. There is a downstairs WC off the hallway in addition to doors leading to the living room and sitting. The living room offers a bay window to the front aspect with bifold internal doors leading to the sitting room which boasts a log burner and an opening to the kitchen diner which forms as part of the extension. The kitchen diner offers a

great open plan area with patio doors leading to the rear garden and the former kitchen now being used as a utility area.

To the first floor, there are three bedrooms with master bedroom boasting a bay window and built in wardrobes. There a modern three piece bathroom with a shower over the bath.

Externally, to the front of the property there is off road parking for multiple vehicles providing access to a large garage measuring in excess of 20ft x 16ft. There is also space for a caravan or motorhome and additional parking and access to the side of the property next to the garage. The rear garden occupies a large plot with a good sized patio area, large lawned area, vegetable patch in addition to a brick built pond and garden cabin which is used an entertainment spot offering a bar and log burner.

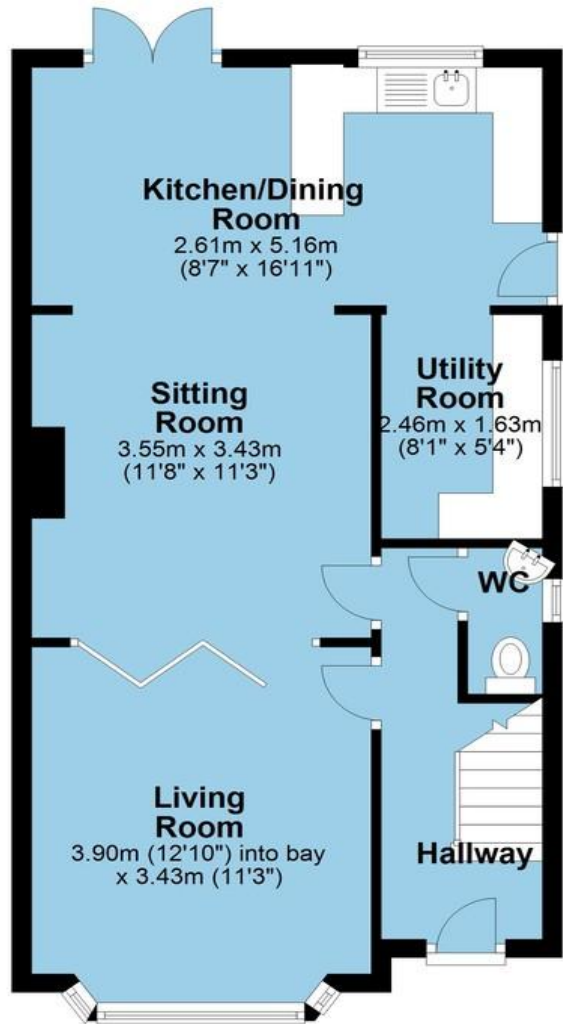
Situated on Melbourne Road, the property is ideally placed to access all of Ibstock's excellent local amenities including a variety of shops catering for all day to day needs including the Co-op, local schools including both Ibstock Junior School & St Denys Church of England, Ibstock Community College ,many recreational and sporting facilities, a regular bus service into Coalville 2.5 miles away. Sence Valley park provides many leisure pursuits, the market towns of Ashby, Market Bosworth and Hinckley are close by, with the M42 and A50 leading to many East and West midland towns and cities including Leicester, Tamworth and Birmingham.

**TENURE** Freehold  
**COUNCIL TAX BAND** B

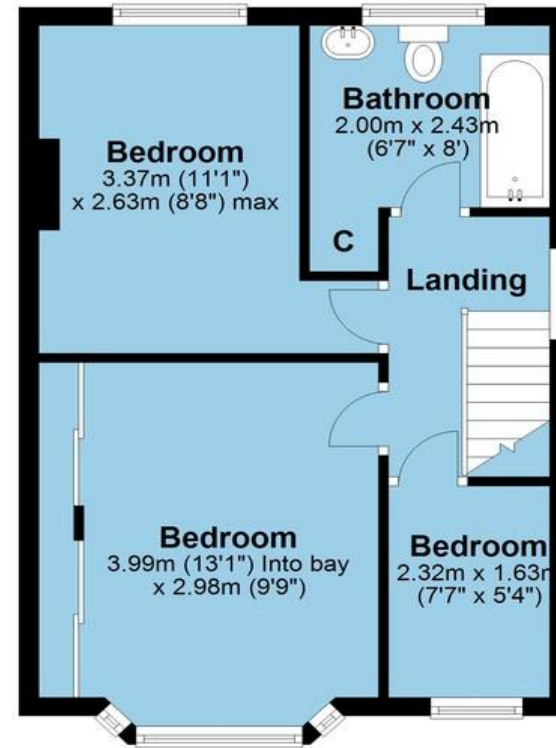




## Ground Floor



## First Floor



Total area: approx. 89.5 sq. metres (963.5 sq. feet)

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