

The Hastings

Ibstock, LE67 6GB



Beautifully presented 'turn key' semi detached home with brand new fitted kitchen and bathroom, new flooring & freshly painted throughout. Superb location close to many amenities, a house ideal for a first time buyer, downsizer or buy to let investor. Great sized driveway, large garden & no upward chain.

£210,000

John German 

This improved excellent semi detached home has a fantastic location close to many local amenities. It has the benefit of no upward chain and is ready to move into. The property sits back behind a lawned fore garden with driveway to the side, easily providing parking for two cars.

A look inside will reveal an entrance hall with stairs leading off, an internal door opens to reveal a spacious open plan lounge and dining room with laminate flooring, front facing window and a pair of French double glazed doors which take you out onto the rear garden.

The contemporary kitchen has been newly installed and is equipped with a range of high gloss cabinets with complimentary countertops, the kitchen benefits from inset ceramic hob with extractor hood above and oven below and there is space for a washing machine as well as a tall fridge freezer. A walk in pantry cupboard provides useful further storage and has pantry shelf and power points.

Upstairs you will find there are three bedrooms. Bedrooms one and two benefit from fitted wardrobes and the family bathroom also has been newly installed and comprises a lovely white suite with panelled bath, glazed shower screen and electric shower above, there is a vanity unit with inset wash basin and storage cupboard beneath, concealed cistern WC lies to the side and there is attractive grey marble effect tiling to the walls.

Returning outside, gated side access leads along the property where there is a timber shed and a pathway leads round to the patio area. The garden is laid principally to lawn and is a generous size.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

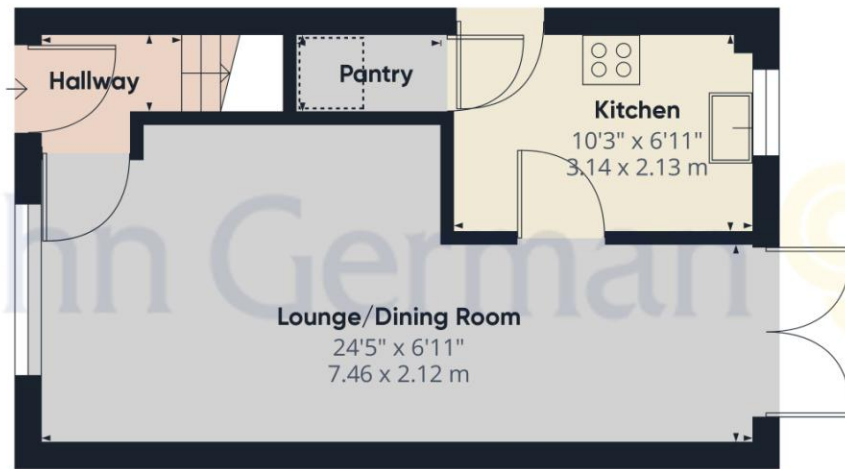
Useful Websites:

www.gov.uk/government/organisations/environment-agency

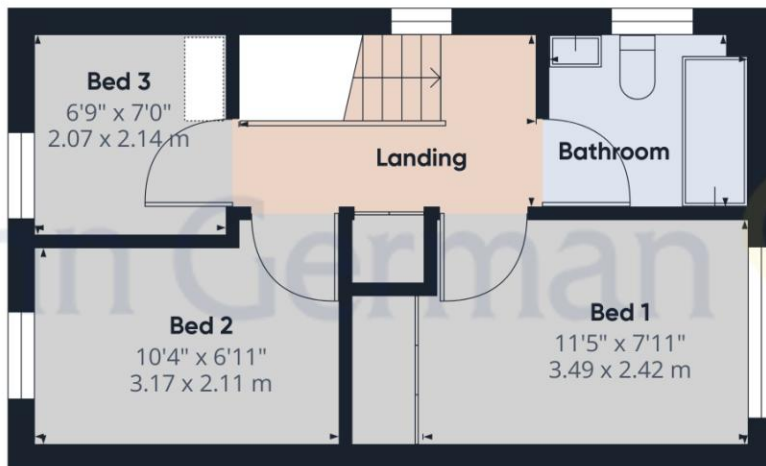
www.nwleics.gov.uk

Our Ref: JGA/22122023

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B



Ground Floor



Floor 1

John German

Approximate total area[†]

663.48 ft²
61.64 m²

Reduced headroom

6.94 ft²
0.64 m²

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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