

Heatherdale

Ibstock, LE67 6JU



Lovely two bedroom semi detached home set in a quiet cul de sac location benefitting from off road parking, carport and garage alongside well presented accommodation within.

Viewing essential.

£215,000 - £225,000

John German

Ibstock is one of the largest villages in England and of very ancient origin within North West Leicestershire. Sence Valley Forest Park is an example of regeneration of a disused opencast mine; the 150 acre site includes broadleaf and conifer woodland, lakes and grassland. It has a reputation as an excellent bird watching site, especially during the winter months. There are trails for walkers, cyclists, horse riders and disabled visitors. Fishing is allowed at one of the lakes. Ibstock is on the A447 and nearby places include; Heather, Ellistown, Ravenstone and Donington Le Heath. Ibstock has its own shop, post office, pubs and schools.

The property sits in a pleasant cul de sac location within this popular residential area. It sits back behind a low maintenance foregarden with tarmac driveway providing off road parking alongside access to a carport with double gated access and a detached garage to the rear with an up and over entrance door and power point.

Behind the uPVC half glazed entrance door there is an entrance porch with reception hallway and staircase leading off. To your right you will find a well proportioned lounge with feature fireplace at its focal point, front facing uPVC double glazed window and the benefit of glazed double doors that provide access to the full width kitchen diner at the rear. This lovely room is flooded with sun light due to the rear gardens southerly aspect. It has base and wall mounted cabinets running along three sides, integral gas hob with oven beneath and extractor hood above plus space for a fridge freezer, inset sink within the complementary roll top work surfaces with a window above overlooking the rear garden. There is space for a dining table, coving to the ceiling and a uPVC double glazed door takes you to outside.

On the first floor leading off the landing you will find two good sized bedrooms, the principal bedroom lies to the front of the house and spans the full width with a uPVC double glazed window to the fore. Bedroom two is a similarly good sized room and has pleasant views over the rear garden.

The family shower room has been well appointed with full height tiling to the walls, vanity unit with inset wash hand basin, WC and an oversized enclosed shower with mains shower above.

Outside - Returning outside and to the rear you will find a raised patio area with steps leading down to a low maintenance garden with beautiful flowering planted borders. The gardens enjoy great privacy alongside a sunny southerly aspect.

Note: There are restrictive covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: TBC

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/09042024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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