

Wellington Court

Ibstock, LE67 6AG



John German



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A deceptively sized family home which offers three bedrooms with ensuite to master, alongside family bathroom. There is a sunny dual aspect thru lounge on the ground floor, a stunning open plan kitchen diner with garden sitting room off. All this plus utility, cloakroom and garage, an ideal first time buy.

£300,000

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This property sits in a prominent position on the edge of Ibstock on this small development. Ibstock is one of the largest villages in England and of very ancient origin within North West Leicestershire. Since Valley Forest Park is an example of regeneration of a disused open cast 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.

A look inside the property will reveal a welcoming central reception hallway with stairs leading directly off. There is a modern white guest cloakroom to the side, and to your right glazed double doors open to reveal a well-proportioned dual aspect sunny living room. Perfect for modern day living, there is an attractive open plan kitchen dining room which has the fabulous benefit of being open to the adjacent garden sitting room, creating a seamless blend of social living space. The kitchen is beautifully appointed with a range of high gloss base and wall mounted cabinets which wrap around two walls, with complementary work surfaces above and incorporating integral gas hob with extractor hood over and oven set beneath. There is an integrated dishwasher, alongside integrated fridge freezer. Tiled flooring runs throughout the room and there is ample space for family dining table, and adjacent to the dining area is the garden room which again has tiled floor, vaulted ceiling with inset lights, dual aspect windows overlooking the garden and French double doors taking you to outside. Lastly on the ground floor is the practical and very useful utility room which has further base and wall mounted units with appliance spaces, and there is also a benefit of a large understairs storage cupboard.

Upstairs in the property you will find there are three well-proportioned bedrooms, the principal bedroom has dual aspect windows flooding the room with natural light, alongside built in wardrobes with mirrored sliding doors. The bedroom has its own refitted en suite shower room, a well-appointed room with complementary tiling to the walls alongside high gloss vanity unit with wash hand basin and mixer tap, there is a corner quadrant shower with mains shower above, WC and ladder towel radiator. Bedrooms two and three are also excellent size, bedroom three is currently being utilised as a dressing room with fitted wardrobes along one wall. The family bathroom has also been refitted and incorporates an oversized large

frameless walk-in shower with glazed full height wall, pedestal wash hand basin and WC and attractive tiled flooring to the shower area.

Outside, the property sits well back from the main road on the edge of the very small exclusive development. There are lawned front gardens and a driveway to the front which takes you to the garage and off-road parking area. This drive is shared with one other neighbouring property only. The gardens to the rear of the property have been landscaped and feature a brick-built wall running along one side of the boundary. There is a shaped artificial lawn, landscaped borders and a sunny patio area, perfectly positioned to take advantage of the evenings sun.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway & garage

Electricity supply: Mains **Water supply:** Mains **Sewerage:** Mains

Heating: Mains gas

(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 C

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

Our Ref: JGA30072024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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