

Mill Hill Wood Way

Ibstock, LE67 6QB

John
German





Mill Hill Wood Way

Ibstock, LE67 6QB

£410,000

Positioned on the edge of a small, desirable development, this spacious family home enjoys peaceful woodland views to the front and direct access to scenic footpaths. With four double bedrooms, two en-suites, generous living spaces, and a fantastic full-width kitchen/dining/living area, this property offers style, space, and versatility — all with no upward chain.



John German

Location, Location, Location!

That's the golden rule when it comes to property - and number 72 absolutely delivers. Perfectly positioned on the edge of this small, sought-after development, the property enjoys peaceful woodland views to the front and direct access to footpaths and walking trails. The property is offered for sale with no upward chain. This spacious home offers four double bedrooms, two en-suite bathrooms, a family bathroom, a generous lounge, an additional reception room ideal as a study or family room, and at the heart of the home - a stunning full-width, open-plan living, dining, and kitchen space with French doors opening out to the garden. There's also ample driveway parking and a double garage. Plus, it's offered with no upper chain, ready for a smooth move.

Inside

Step through the front door into a central reception hallway. To your left is a spacious lounge featuring a charming Italian marble fireplace and lovely woodland views - a peaceful spot to unwind. There's also a versatile additional reception room, ideal as a home office, study, or playroom, along with a useful guest cloakroom and a handy coat cupboard off the hallway. A real standout feature of this home is the impressive full-width, open-plan kitchen, dining, and living area, which stretches across the back of the house. French doors open onto the rear garden, creating the perfect indoor-outdoor flow. The contemporary kitchen is well-appointed with stylish wall and base units, roll-top work surfaces, and a breakfast bar for informal dining. Integrated appliances include a four-ring gas hob with extractor above, double oven, fridge freezer, and dishwasher. A separate utility room offers extra storage, appliance spaces, matching cabinets, and a door leading to the side courtyard garden.

Upstairs

The first floor is just as impressive. Bedroom one is a generous king-size room with woodland views to the front. It features a full suite of fitted high-gloss wardrobes (three doubles) and a stylish private en-suite with WC, wash basin, oversized shower cubicle with rainfall shower head, ladder-style towel radiator, and contemporary tiling. Bedroom Two is another spacious double with built-in wardrobes, additional space for more furniture, woodland views, and its own en-suite shower room with WC, wash basin, and an oversized shower with rainfall shower head. The remaining two double bedrooms overlook the rear garden, offering plenty of space for family or guests. A modern family bathroom completes the upstairs, fitted with a bath, wash basin, WC, ladder-style radiator, and attractive tiling to the walls and floor. The landing features a useful shelved storage cupboard.

Outside

The property boasts a generous rear garden, mainly laid to lawn with two patio areas, perfect for entertaining or relaxing. Wrought iron double gates provide access to a side courtyard garden, which has been paved and stone-chipped for low-maintenance living. There's a gate to the front and a personal door into the double garage for added convenience. The garage offers a wooden loft space, handy for extra storage.

Additional notes

There is a one-way privacy film on all rear windows and French doors.
There is a lockable wrought iron security gate to be refixed to the rear door to the garage.
CCTV and burglar alarm (with fobs) both installed and will be serviced before completion.
There is a greenspace charge of £180.03 per annum to Greenbelt Group Ltd.
The house lies at the culmination of a shared driveway with the benefit of its own private turning circle.

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:** Drive & double garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas

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

Broadband type: 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 E

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

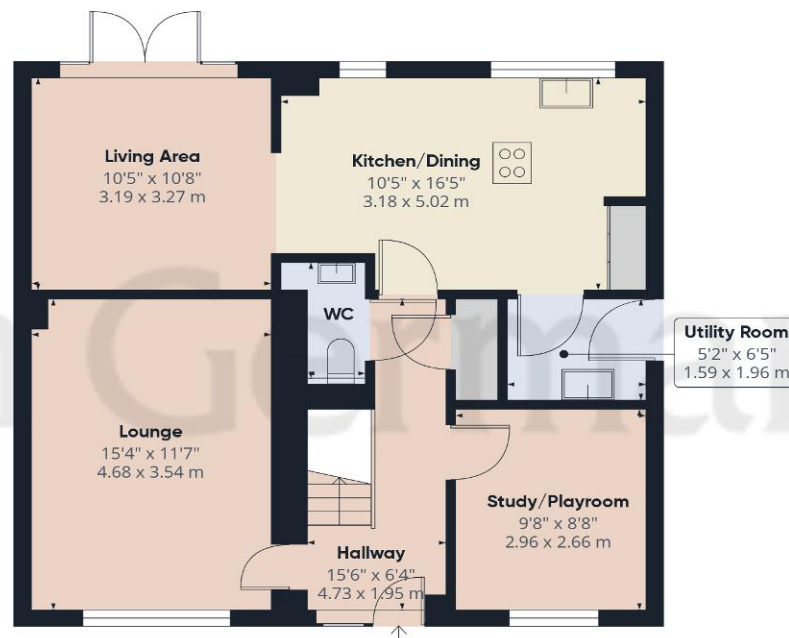
Our Ref: JGA/26062025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





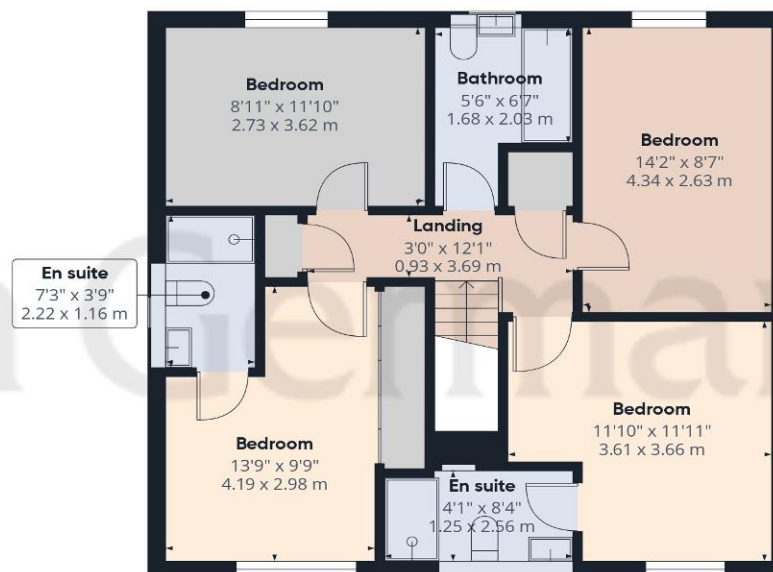


Ground Floor

Approximate total area⁽¹⁾

1353 ft²

125.7 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



