

Alexanders



Station Road

Ibstock



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- NO UPWARD CHAIN
- A detached family home of 1400 square feet
- Set in a mature plot in the heart of Ibstock
- Breakfast kitchen and two reception rooms
- Four bedrooms and a family bathroom
- Detached garage/workshop of 500 square feet
- Potential to create a lovely long term family home
- Gas central heating and uPVC double glazing
- EPC Rating E

General Description

Alexanders of Ashby-de-la-Zouch offer to the market with NO UPWARD CHAIN a fantastic opportunity to acquire this family home of approximately 1400 square feet set in a mature plot in the heart of Ibstock with a detached garage/workshop of approximately 500 square feet.

The property has been in the same ownership for a number of decades, and over the years has been well maintained but is now ready for some internal updating with potential to create a lovely long term family home.

The accommodation is laid across two floors and boasts gas central heating and uPVC double glazing. In brief, expect to find; Porch, hallway, sitting room, dining room, and breakfast kitchen. There is also a garden room, plant room and WC. Upstairs are four bedrooms and a family bathroom. Externally the property is set back elevated from the road behind well-maintained front gardens laid to lawn. To the rear are mature gardens with well-stocked borders and access to the detached garage/workshop.

The property is located on Station Road, in the heart of the Leicestershire village of Ibstock, well-equipped with amenities to include a grocery store, surgery, chemist, dental practice, and a selection of pubs and eateries. There is also primary and secondary schooling. The village conveniently lies approximately 6.6 miles from Market Bosworth, 6.2 miles from Ashby-de-la-Zouch and 14.8 miles from the city centre of Leicester.

An internal inspection is essential to appreciate the exceptional space on offer in this detached family house. Viewing strictly by appointment only via the sole selling agent, Alexanders of Ashby (01530) 413126.



Accommodation

Porch

Hall

Breakfast Kitchen

12'1 x 9'1 (3.68m x 2.77m)

Dining Room

12'1 x 12'0 (3.68m x 3.66m)

Sitting Room

17'0 x 11'11 (5.18m x 3.63m)

Garden Room

17'1 x 4'9 (5.21m x 1.45m)

Plant Room

6'0 x 4'0 (1.83m x 1.22m)

WC

5'4 x 4'0 (1.63m x 1.22m)

First Floor

Bedroom

12'9 x 11'11 (3.89m x 3.63m)

Bedroom

12'11 x 11'11 (3.94m x 3.63m)

Bedroom

9'0 x 8'5 (2.74m x 2.57m)

Bedroom

8'1 x 5'10 (2.46m x 1.78m)

Bathroom

14'11 max x 11'10 (4.55m max x 3.61m)

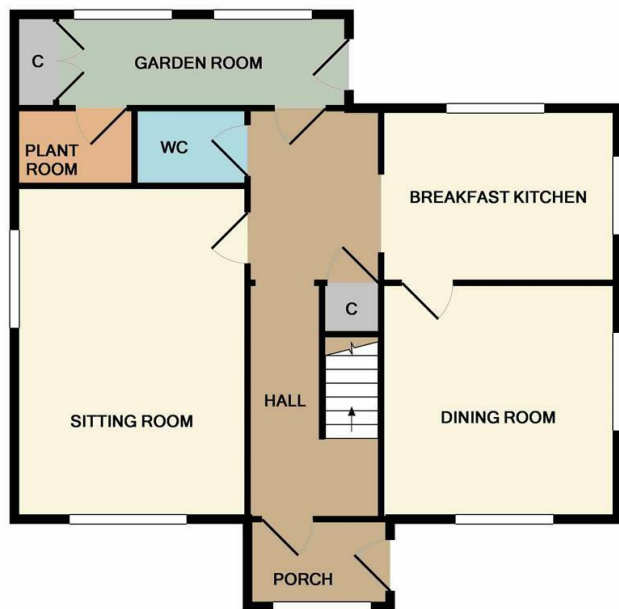
Tenure & Local Authority

Freehold. North West Leicestershire District Council, Council Offices, Whitwick Road, Coalville, Leicestershire, LE67 3FJ (Tel: 01530 454545). Council Tax Band D.

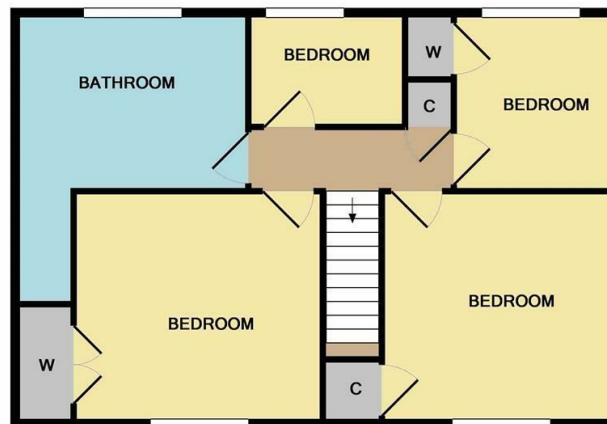
Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.





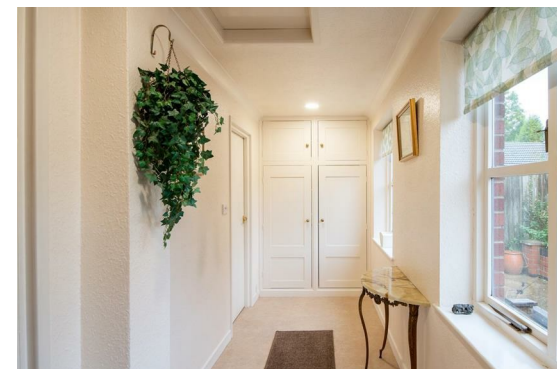
GROUND FLOOR
APPROX. FLOOR
AREA 761 SQ.FT.
(70.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 647 SQ.FT.
(60.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1408 SQ.FT. (130.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing by appointment only

Alexanders

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Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.
General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.