



34 Copson Street, Ibstock, Leicestershire. LE67 6LB

£240,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Offered with no upward chain, this stylish and well-presented three-bedroom end town house is ideally located in the popular village of Ibstock. Perfect for families, first-time buyers, or downsizers, the property enjoys easy access to local amenities, schools, countryside walks and Sense Valley Forest Park. Internally, the property offers spacious and modern accommodation throughout. The ground floor features a welcoming lounge with bay window, a downstairs WC, and a generous kitchen/dining room with integrated appliances and access to the rear garden. Upstairs, you'll find three well-proportioned bedrooms, including a spacious principal bedroom with its own dressing area, and a modern family bathroom. Externally, there is an enclosed rear garden, side access with additional paved and pebbled area, and two allocated off-road parking spaces.

With EPC rating B and Council Tax Band A, this energy-efficient home combines comfort, space, and convenience in a sought-after village location.

FEATURES

- Three Bedroom End Terrace Property
- Dressing Area to Bedroom 1
- Two Reception Rooms
- Allocated Parking
- Enclosed Rear Garden
- Easy Access To Sense Valley
- Village Location With Amenities
- EPC Rating B
- Council Tax Band A
- NO CHAIN



ROOM DESCRIPTIONS

Entrance Hall

Bright and inviting with oak flooring and a uPVC double glazed side window for natural light.

Lounge

4.01m x 4.5m (13' 2" x 14' 9")

A bright and spacious reception room featuring oak flooring, a radiator, and a uPVC double glazed bay window to the front, with an additional side window for extra natural light.

Kitchen/Dining Room

4.01m narrowing to 2.34m x 7.42m (7' 8" x 24' 4")

The heart of the home, this stylish space features a modern range of wall and base units, stainless steel sink, built-in oven, 4-ring hob with extractor hood, integrated fridge/freezer, and a wall-mounted boiler. Inset downlights add a sleek touch, while dual aspect uPVC double glazed windows and French-style doors flood the room with light and provide direct access to the rear garden.

WC

Fitted with a low flush WC, wash hand basin with chrome fittings, and laminate flooring for a clean, modern finish.

Landing

Gallery-style landing featuring open balustrades, two radiators, loft access, and a side-facing uPVC double glazed window, providing an open, airy feel.

Bedroom One

4.04m x 2.29m widening to 4.22m (13' 3" x 7' 6")

A spacious main bedroom featuring a dressing area, radiator, and three uPVC double glazed windows to the front and side elevations, allowing for plenty of natural light.

Bedroom Two

2.92m x 2.87m (9' 7" x 9' 5")

A generous second bedroom featuring a rear aspect uPVC double glazed window and a radiator, offering a comfortable and well-lit space.

Bedroom Three

2.95m x 2.36m (9' 8" x 7' 9")

Well-proportioned third bedroom with rear aspect uPVC double glazed window and radiator.

Bathroom

A modern white suite with chrome fittings, including a panelled bath with shower over, pedestal basin, and low-level WC. The room features part-tiled walls, a ceramic tiled floor, a heated towel rail, and inset downlights, creating a stylish and functional space.

Rear Garden

The rear garden features timber panel fencing for privacy, a spacious patio ideal for outdoor seating, and a large grassed area perfect for play or gardening. An outside tap adds convenience for watering and maintenance.



ROOM DESCRIPTIONS

Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 21mbps and superfast 80mbps. Mobile signal strengths are strong for O2, EE and Three and medium for Vodaphone.

Legal Information

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide-angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves, Reddington Homes Ltd, will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.

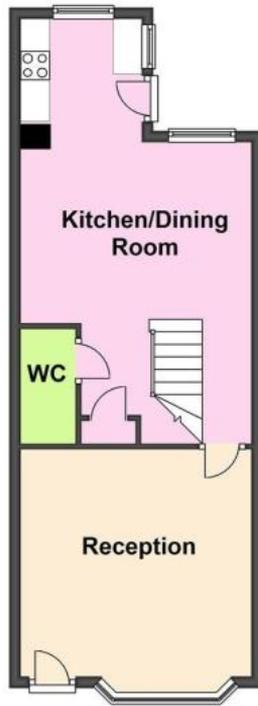






FLOORPLAN & EPC

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		84	86
		EU Directive 2002/91/EC	