



4 Laud Close, Ibstock, Leicestershire. LE67 6NL

£220,000 Freehold

FOR SALE





## PROPERTY DESCRIPTION

Reddington Sales & Lettings are delighted to bring to market this spacious two-bedroom detached bungalow tucked away in a popular cul-de-sac in Ibstock. Offering excellent potential to extend (subject to planning) and with ample off-road parking, garage, and low-maintenance gardens, this property is ideal for those looking to downsize, invest, or create their forever home. Inside, the bungalow benefits from a bright sitting room, a well-fitted shaker-style kitchen with garden access, two good-sized bedrooms (the main with fitted wardrobes), a shower room, and a separate WC. Outside, the property enjoys a generous plot with off-road parking, a detached garage with power, a brick-built store, and a timber shed. The wide frontage and side garden make it perfect for those needing space for a caravan or motorhome, or even looking to extend. Situated in a sought-after location, within easy reach of local shops, schools, and countryside walks, this property has so much to offer.

EPC Rating D    Council Tax Band C

## FEATURES

- Two Bedroom Detached Bungalow
- Popular Ibstock Location
- Garage With Power & Lighting
- Off Road Parking for Multiple Cars
- Low Maintenance Garden to Rear
- Fantastic Scope To Extend (STPP)
- Shower Room & Separate WC
- Council Tax Band C
- EPC Rating D



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via a UPVC double-glazed frosted side door, with carpeted flooring, double panel radiator, and roof space access. A double storage cupboard houses the consumer unit, meters, and provides shelving with hanging space for cloaks.

### Kitchen

3.56m x 2.57m (11' 8" x 8' 5")

A well-presented white shaker-style fitted kitchen with matching base and eye-level units, stainless steel drainer sink with mixer tap, and contrasting work surfaces with part tiled splashbacks. There is plumbing and space for an under-counter fridge, provision for an electric cooker, and a radiator. The wall-mounted Ideal Logic H2 gas central heating boiler and a cupboard housing the hot water tank are neatly positioned. Natural light is provided by UPVC double-glazed windows to the side and rear, along with a frosted door giving access to the rear garden via steps with handrails.

### Living Room

6.08m x 3.01m (19' 11" x 9' 11")

A spacious reception room with a tiled fire surround and gas fire, TV aerial point, and sockets. The space benefits from two dual panel radiators, pendant lighting, and a UPVC double-glazed window to the rear aspect.

### Bedroom One

4.06m x 2.92m (13' 4" x 9' 7")

A very spacious double bedroom with fitted wardrobes, drawers, and a dressing table area. Finished with carpeted flooring, radiator, pendant lighting, and a UPVC double-glazed window to the front aspect.

### Bedroom Two

3.07m x 2.62m (10' 1" x 8' 7")

Another well-proportioned double bedroom with carpeted flooring, radiator, pendant lighting, and a UPVC double-glazed window to the front aspect.

### Shower Room

1.6m x 1.47m (5' 3" x 4' 10")

Fitted with a corner shower unit and Mira electric shower, wall-mounted wash hand basin, radiator, and tiled walls. Pendant lighting and a UPVC double-glazed frosted window to the side aspect complete the space.

### Separate WC

1.63m x 0.8m (5' 4" x 2' 7")

Includes a low-level WC, high-level UPVC double-glazed frosted window, and lighting. Also houses the water meter.





## ROOM DESCRIPTIONS

### Outside

#### Front & Side:

Set on a wide plot that narrows towards the rear, the property offers a driveway providing off-road parking and access to the garage. There is potential for further parking, ideal for a motorhome or caravan, as well as scope for extension (subject to planning permission).

#### Rear Garden:

The rear garden is designed for low maintenance and is mainly enclosed with timber panel fencing. It includes side access via a gate, steps with handrails leading down from the kitchen, a brick-built storage area, and a timber shed.

### Garage

4.82m x 2.32m (15' 10" x 7' 7")

Featuring an up-and-over door, with its own separate consumer unit, power, and lighting.

### 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 16mbps, superfast 80mbps and ultrafast 1800mbps. Mobile signal strengths are strong for O2 and EE and medium for Vodafone and Three.

### 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.













EPC

