



28 Fairfield, Ibstock, Leicestershire. LE67 6LE

£240,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

MUCH IMPROVED & HIGH SPECIFICATION! Reddington Sales & Lettings are pleased to present to market this IMMACULATELY PRESENTED 3 bedroom semi detached property, which is located on a quiet street in a desirable area of Ibstock. The property has been much improved by the current owners and features a very impressive high specification kitchen/diner and lounge, which both span across the whole length of the property. Ground floor comprises; entrance hall, lounge, kitchen/diner and WC. To the first floor are 3 bedrooms and a large bathroom. Externally, there is a large garden to the rear and off road parking to the front for 2-3 cars. Viewing is very highly recommended to appreciate! IDEAL buy for anyone who is looking to move straight in!

EPC rating C, Council tax band B. Tenure- Freehold

Agents Note- Fully renovated in 2021, including but not limited to, fully rewired, replumbed, new boiler and new windows.

FEATURES

- Semi detached property
- 3 bedrooms
- Off road parking
- Much improved
- Impressive kitchen diner
- Large lounge
- Bathroom with separate shower
- Large rear garden
- Desirable Ibstock location
- EPC C
- Council Tax Band B
- Tenure- Freehold



ROOM DESCRIPTIONS

Front

A traditional frontage with a front gravelled driveway which provides off road parking for 2-3 cars. There is also side gated access to the rear.

Entrance Hall

Kitchen/Diner

3.68m x 6.55m (12' 1" x 21' 6") An impressive and high specification kitchen/diner fitted with a selection of base units with worktop over, integrated electric induction oven, hob, extractor, dishwasher, fridge/freezer, 2 bowl Belfast style sink with mixer tap, tiled splashbacks, space and plumbing for washing machine, wood effect flooring, uPVC French rear doors and windows to the rear and side and ceiling spotlights.

Lounge

3.91m x 5.84m (12' 10" x 19' 2") A bright and large living area with uPVC double glazed window to the front, French doors leading out to the rear, heating radiator, wood effect flooring and ceiling spotlights.

WC

Accessed via the kitchen/diner. With WC, hand wash basin, part tiled walling, wood effect flooring and pendant lighting.

Stairs & Landing

Stairs leading up from the entrance hall. Landing giving access to all 3 bedrooms and the bathroom.

Bathroom

An impressive, boutique style bathroom featuring a free standing bath with mixer tap, double walk in shower enclosure with mains waterfall shower, part tiled walling, part panelled walling, wall mounted heated towel rail, wall lighting, tiled flooring, uPVC double glazed opaque window to the rear and ceiling spotlights.

Bedroom 1

4.09m x 2.95m (13' 5" x 9' 8") Large double sized bedroom with uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 2

4.09m x 2.79m (14' 5" x 9' 2") Double bedroom with uPVC double glazed window to the rear, heating radiator, wall lighting, ceiling pendant lighting and carpeted.

Bedroom 3

1.96m x 3.15m (6' 5" x 10' 4") With uPVC double glazed window to the front, heating radiator, ceiling spotlights and carpeted.

Rear Garden

A large and spacious enclosed rear garden with slabbed patio area, raised decking outdoor seating/entertaining area, raised planted sleeper beds, planted shrubbed borders and then mostly laid to lawn with fenced and walled boundaries. Outdoor lighting and side gated access.

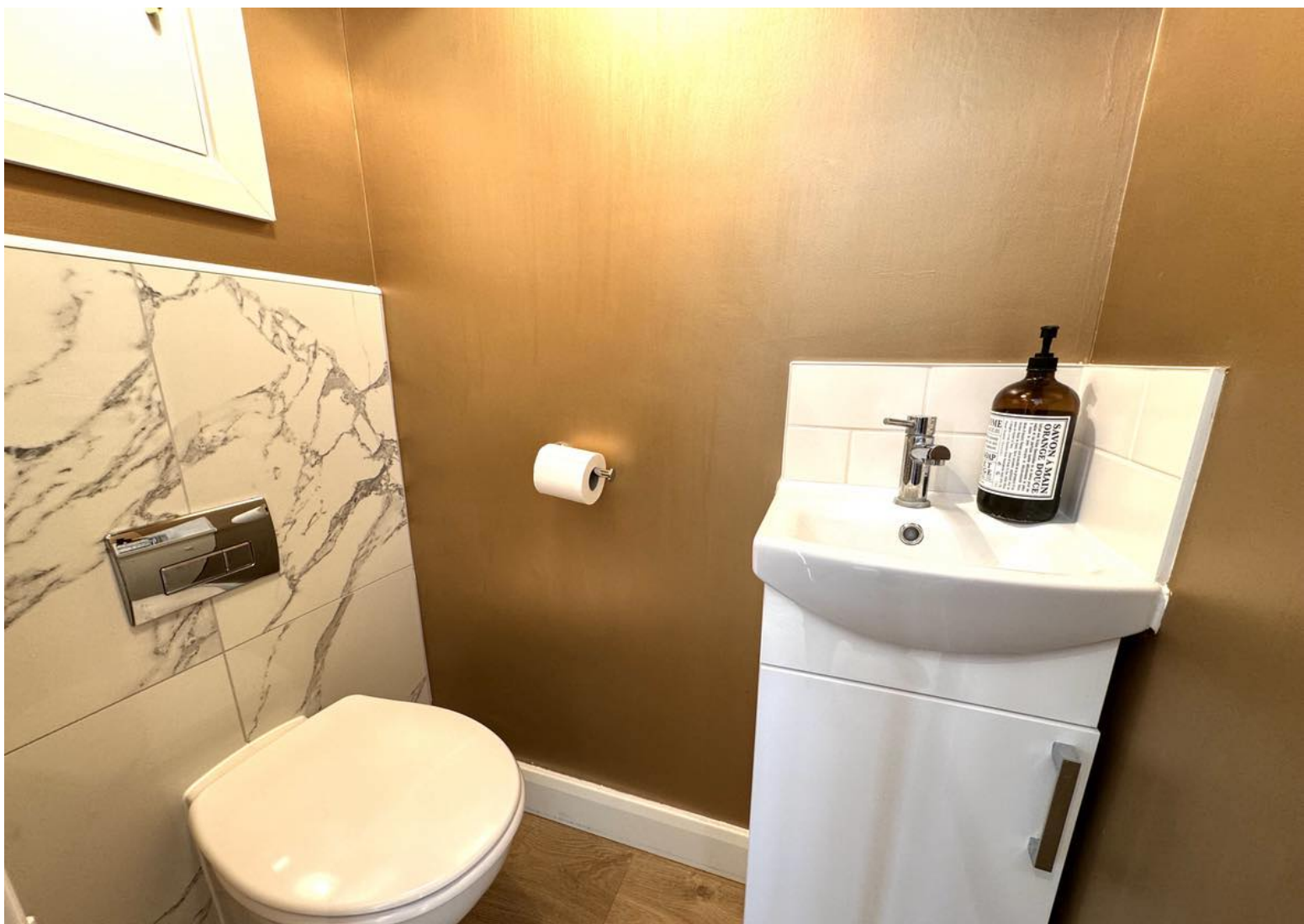
Agents Note

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are (standard 22mbps, ultrafast 1000mbps) Mobile signal strengths are full strength for O2 and EE and medium strength for Three and Vodafone.

Legals

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 of 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

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2024

| 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 | | EU Directive 2002/91/EC | |

