



5 Wildgoose Close, Ibstock, Leicestershire. LE67 6PE

£215,000 Freehold

REDUCED



PROPERTY DESCRIPTION

NO UPWARD CHAIN! Reddington Sales & Lettings are pleased to present to market this well presented, 3 bedroom semi detached family home which is located on a quiet cul-de-sac in the popular town of Ibstock. The property features ample off road parking to the front and a large rear enclosed garden. Ground floor accommodation comprises; entrance hall, WC, lounge and kitchen/diner. To the first floor, 3 bedrooms, en-suite shower room to the master and a family bathroom. Viewing is highly recommended to appreciate!

EPC rating C, Council tax band B.

FEATURES

- Semi detached
- Three bedrooms
- Cul de sac location
- Ground floor WC
- En suite to bedroom one
- Off road parking
- Spacious kitchen dining room
- Large rear garden
- NO UPWARDS CHAIN
- Ideal for first time buyers



ROOM DESCRIPTIONS

Front

Offering ample off road parking with a double width driveway.

Entrance Hall

A welcoming entrance via a composite front door. Stairs leading up to the first floor and doors giving access to the WC and lounge.

WC

A handy ground floor WC with hand wash basin, tiled splashbacks, heating radiator, ceiling pendant lighting and small UPVC double glazed window to the front.

Lounge

5.11m x 4.09m (16' 9" x 13' 5") A very good sized living area with UPVC double glazed window to the front, feature electric wall mounted fireplace with tiled hearth, heating radiator, ceiling pendant lighting and fully carpeted.

Kitchen/Diner

2.84m x 4.95m (9' 4" x 16' 3") An impressive sized kitchen/dining room with a selection of wall and base units with worktop over, integrated electric oven, integrated gas hob, tiled splashbacks, integrated extractor hood, space and plumbing for washing machine, heating radiator, ceiling spotlights, UPVC double glazed window to the rear and French style doors leading out to the rear garden.

Stairs & Landing

Stairs leading up from the ground floor entrance hall. Landing giving access the three bedrooms and family bathroom.

Bedroom 1

3.07m x 4.03m (10' 1" x 13' 3") A good sized master bedroom that currently holds a Super King size bed and large fitted wardrobe, also with UPVC double glazed window to the front, heating radiator, ceiling pendant lighting, over stairs storage cupboard, access to the en suite shower room and fully carpeted.

En-Suite Shower Room

Fitted with a white three piece suite consisting of WC, hand wash basin, step in shower enclosure, heated towel rail, extractor fan, tiled walling and UPVC double glazed window to the front.

Bedroom 2

2.92m x 2.84m (9' 7" x 9' 4") With UPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and fully carpeted.

Bedroom 3

2.84m x 2.01m (9' 4" x 6' 7") With UPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and fully carpeted.

Bathroom

1.88m x 1.93m (6' 2" x 6' 4") With a white four piece suite consisting of low level WC, hand wash basin, panelled bath, step in shower enclosure, extractor fan, heated towel rail and UPVC double glazed window to the side.

Rear Garden

A good sized enclosed rear garden with a patio area, decorative edging, two garden sheds, artificial lawn and side gated access. Outdoor power supply and tap access.

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



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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		100
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	