



251 Melbourne Road, Ibstock, Leicestershire. LE67 6NS

£180,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

251 Melbourne Road – Spacious Two-Bedroom Home with Generous Outdoor Space

This charming two bedroom property offers an excellent opportunity for first-time buyers or investors seeking a comfortable home with potential for growth. Located in a desirable village setting, it benefits from a peaceful, community atmosphere while being close to essential amenities and transport links.

The property boasts off-road parking, a highly sought-after feature in the area, and is offered with no onward chain, allowing for a smooth and hassle-free purchase. Whether you're looking to make your first step onto the property ladder or seeking a reliable investment, this home provides a fantastic foundation for your next move.

Don't miss out on this rare find!

EPC Rating D Council Tax Band A

FEATURES

- No Chain
- Semi detached property
- Two double bedrooms
- Two reception rooms
- Log burner
- Enclosed rear garden
- Off road parking
- Close to local amenities
- EPC Rating D
- Council Tax Band A



ROOM DESCRIPTIONS

Entrance & First Reception

The property is accessed via a UPVC double-glazed door leading into the reception room. This space features a UPVC double-glazed window to the front aspect, an Adam-style fireplace with a marble-effect insert and tiled hearth housing a gas fire (agent note: working condition unconfirmed), a single-panel radiator, wall lights, pendant lighting, coving to the ceiling, and carpeted flooring. A glass-panel door provides access to the second reception room.

Second Reception Room

This spacious second living area includes a log burner set within the chimney on a tiled hearth, laminate flooring, double-panel radiator, wall-mounted lighting, a smoke alarm, and under-stairs storage. A UPVC double-glazed window to the side aspect allows for additional natural light.

Kitchen

The kitchen is accessed via an open doorway from the second reception room and benefits from a range of base and matching eye-level units providing ample storage. Space and plumbing for an automatic washing machine and tumble dryer, space for an under-counter fridge or freezer, a freestanding four-ring gas oven with an extractor fan above. Dual-aspect UPVC double-glazed windows to the side and rear elevations, enhancing natural light, a UPVC double-glazed frosted door leading to the side yard, Vinyl flooring and tiled splashbacks. A single-panel radiator and additional lighting.

Ground Floor WC

A conveniently located ground floor WC includes a wall-mounted wash basin with tiled splashback, low-level WC. Integrated spotlights, UPVC double-glazed frosted window to the side aspect. Vinyl flooring and a wall-mounted back boiler housed within the WC.

Stairs and First Floor Landing

Stairs lead from the second reception room to the first-floor landing, which features a frosted UPVC double-glazed window to the side aspect. (Agent note: confirmation required on whether the stairlift within the property will be removed.)

Bedroom One (Front)

A spacious double bedroom featuring a UPVC double-glazed window to the front aspect, single-panel radiator, carpeted flooring, pendant lighting and a storage cupboard with access to the loft space.

Bedroom Two (Rear)

A well-proportioned second bedroom benefiting from a double-glazed window overlooking the rear garden, single-panel radiator and pendant lighting.

Bathroom

The first-floor bathroom includes a corner shower unit, a WC and sink set within a vanity unit, partially tiled walls. A frosted UPVC double-glazed window to the side aspect, double-panel radiator, a cupboard housing the hot water tank, with additional storage, pendant lighting.



ROOM DESCRIPTIONS

External Areas

The property benefits from side access, which may accommodate a small car (agent note: confirmation required). The rear garden is of generous size and features: Two sheds providing useful storage, two coal bunkers, a greenhouse, a pathway leading to a grassed area, raised beds for planting and a yard area for outdoor seating.

This charming home offers great potential and flexible living space in a convenient location.

Viewing is highly recommended to fully appreciate the property's features.

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 1000mbps. Mobile signal strengths are strong for EE, O2 and Three and medium for Vodafone.

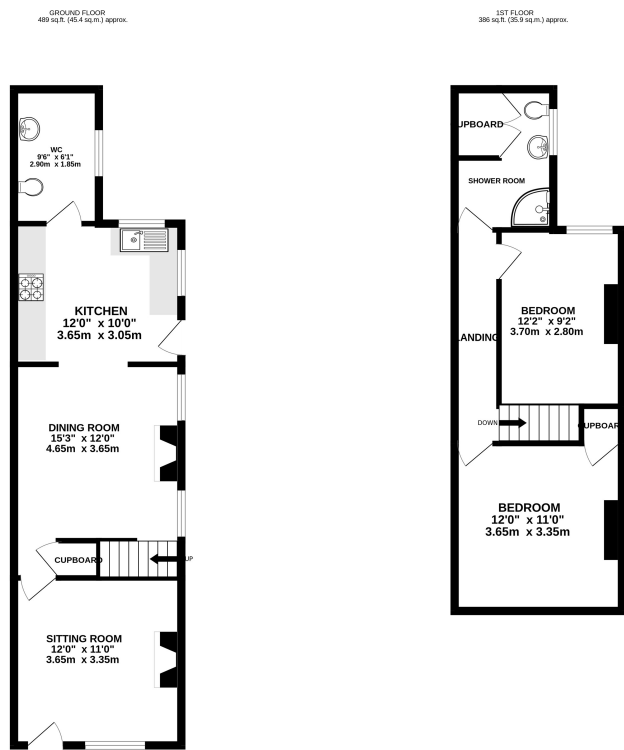
Legal Information

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FLOORPLAN & EPC



TOTAL FLOOR AREA - 875 sq ft (81.3 sq m.) approx.

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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