

**SOLD STC**

£189,950 Freehold



# 1 Chapel Street, Ibstock, Leicestershire. LE67 6HF

North West Leicestershire  
20-22, Main Street, Thringstone, Coalville, LE67 8NA

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## ABOUT THE PROPERTY

PROPERTY SOLD PRIOR TO MARKETING

Reddington Sales and Lettings are delighted to offer this well presented two-bedroom semi-detached home, new to the market in the popular village of Ibstock. Deceptively spacious throughout, the property comprises a modern fitted kitchen, a good-sized lounge with dining area to the ground floor, and to the first floor two double bedrooms and a family bathroom complete with fitted shower. Externally, the home benefits from a large private rear garden with a decking area ideal for entertaining, along with off-road parking for several vehicles, making this an ideal purchase for first-time buyers, downsizers or investors alike.

Council Tax Band A    EPC Rating D

## FEATURES

- Two Bedroom Semi Detached Property
- Spacious Lounge Diner
- Gas Central Heating
- Close To Local Amenities
- Bathroom With Shower
- Enclosed Rear Garden
- Parking For Several Vehicles
- EPC Rating D
- Council Tax Band A



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

The entrance hallway features tiled flooring and pendant lighting, with stairs rising to the first floor. There is access to a useful under-stairs storage cupboard and a door leading through to the kitchen.

#### Kitchen

The kitchen is fitted with tiled flooring and a range of matching wooden base and eye-level units complemented by contrasting worktops. It features a stainless steel sink and drainer, tiled splashbacks, an integrated oven with induction hob and extractor hood over, and space for a fridge freezer. A UPVC double glazed window overlooks the rear garden, with a UPVC double glazed door providing direct access to the outside, allowing for plenty of natural light and convenient garden access.

#### Lounge Diner

The lounge diner is a very spacious and inviting room, featuring wood effect flooring and pendant lighting. A UPVC double glazed bay window allows plenty of natural light to fill the space, while a feature fireplace creates an attractive focal point to the room.

### First Floor

#### Landing

The landing is carpeted and features pendant lighting, with doors leading to both bedrooms and the family bathroom. A UPVC double glazed window to the front provides natural light to the space.

#### Bedroom One

The landing is carpeted and features pendant lighting, with doors leading to both bedrooms and the family bathroom. A UPVC double glazed window to the front provides natural light to the space.

#### Bedroom Two

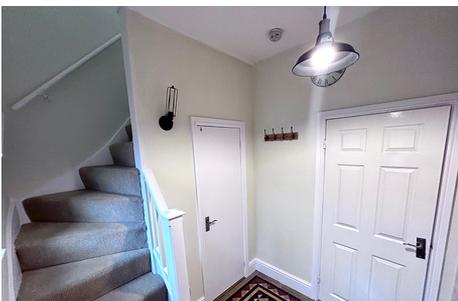
Bedroom Two is another well-proportioned double bedroom, complete with carpeted flooring and pendant lighting. A UPVC double glazed window to the front provides natural light to the room.

#### Bathroom

The bathroom is fitted with vinyl flooring and features a UPVC double glazed frosted window to the rear. It comprises a low flush WC, pedestal hand wash basin, and a bath with shower over. There is also a useful storage cupboard housing the boiler.

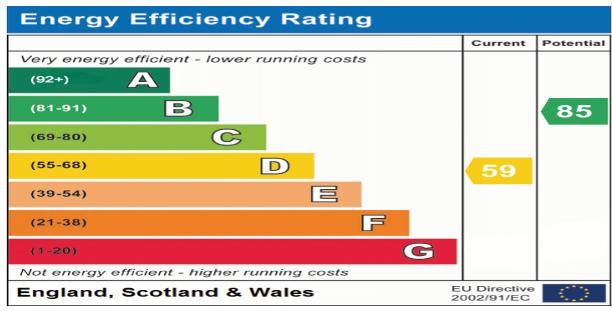
#### Outside

To the front of the property is a large driveway providing off-road parking for multiple vehicles. To the rear, there is an enclosed garden with timber panel fencing, mainly laid to lawn with a decking area ideal for outdoor seating and entertaining.



# FLOORPLAN

# EPC



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