



18 Winchester Court, Ibstock, Leicestershire. LE67 6PP

£248,500 Freehold

FOR SALE



PROPERTY DESCRIPTION

18 Winchester Court, Ibstock – Immaculate Three-Bedroom Semi-Detached Home

Nestled in a quiet cul-de-sac within the popular village of Ibstock, this immaculately presented three-bedroom semi-detached home has been finished to a high standard and offers a blend of modern style, comfort, and convenience. The property boasts off-road parking for multiple vehicles, electric car charger, a detached garage, a spacious dining kitchen, a conservatory, and a low-maintenance garden.

This stunning home is ideal for families or professionals, offering well-proportioned living spaces and contemporary fittings throughout.

EPC Rating C Council Tax Band B

FEATURES

- Immaculately Presented
- Three Bedroom Semi Detached
- Cul-de-Sac Location
- Dining Kitchen
- Conservatory to Rear
- UPVC Double Glazing & Gas Central Heating
- Driveway, Garage & Electric Charging Point
- Low Maintenance Garden
- EPC C
- Council Tax Band B



ROOM DESCRIPTIONS

Entrance Hallway

Upon entering through a composite front door with leaded light inserts, you are welcomed into a bright entrance hallway. The space features a UPVC double-glazed window to the side aspect, allowing natural light to flow in, double panel radiator, smoke alarm for added safety, open under-stairs area providing storage and hanging space and stairs leading to the first-floor landing.

Sitting Room

A stylish and comfortable living space featuring a UPVC double-glazed window to the front aspect, fitted with wooden blinds, carpet flooring, providing a warm and inviting feel, wall lights and coving to the ceiling, adding to the room's charm.

Dining Kitchen

This fully fitted and modern kitchen is designed for both practicality and style, offering a range of matching base and eye-level units, including display cabinets. Integrated appliances, including gas hob with stainless steel backsplash and extractor fan, eye-level fan-assisted electric double oven with grill, integrated fridge freezer, full-size pantry cupboard for additional storage. Stainless steel drainer sink with mixer tap, set beneath a circular UPVC double-glazed window to the rear aspect, tiled flooring, with two radiators providing warmth, cupboard housing an Ideal Combi boiler with further storage space beneath, UPVC double-glazed patio door leading to the side entrance.

Conservatory

A part-brick-built conservatory, perfect for relaxation or entertaining, featuring UPVC double-glazed windows and doors, patio doors leading out onto the side patio, offering views over the garden, ceiling light and fan for comfort throughout the year.

First Floor

Bedroom One

A spacious double bedroom benefiting from UPVC double-glazed window to the front aspect, double panel radiator, neutral décor and carpet flooring.

Bedroom Two

Another well-sized double bedroom, featuring UPVC double-glazed window to the rear aspect, panel radiator and carpet flooring.

Bedroom Three (Dressing Room/Study)

Currently used as a dressing room, this versatile space includes fully fitted sliding robe wardrobes with full-length mirror panels, storage space over the stairwell, currently acting as a dressing table, laminate flooring and a double panel radiator.



ROOM DESCRIPTIONS

Family Bathroom

The re-fitted luxury bathroom is a modern and elegant space, offering a fitted sink with vanity unit, low-level WC, fully tiled walk-in shower with mixer tap, frosted UPVC double-glazed window to the rear aspect, integrated spotlights and extractor fan, wall-mounted backlit mirror cupboard providing additional storage, chrome heated towel rail and tiled flooring.

Rear Garden

The rear garden is designed for low-maintenance outdoor living, featuring AstroTurf lawn, paved patio area, ideal for outdoor seating, mature trees and shrubs, adding greenery and privacy, timber panel fencing, fully enclosing the garden, outside lighting and tap for added convenience.

Summary

This immaculately presented three-bedroom semi-detached home offers a perfect blend of modern living, comfort, and practicality in a sought-after village location. With spacious living areas, high-quality fittings, a detached garage, off-road parking, and a low-maintenance garden, this property is move-in ready and ideal for buyers looking for a beautiful home in a peaceful setting.

Viewing is highly recommended to appreciate the quality and space this property offers.

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 15mbps, superfast 50mbps and Ultrafast 1000mbps. Mobile signal strengths are strong for EE, O2 and Three and medium strength for Vodaphone.

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.

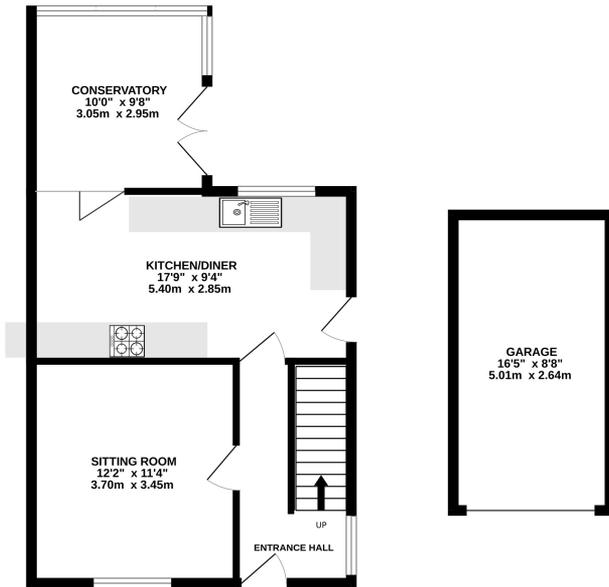




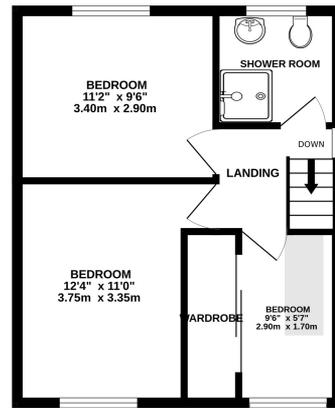


FLOORPLAN & EPC

GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(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	