



6 Pike Lane, Ibstock, Leicestershire. LE67 6AP

£260,000 Freehold

SOLD STC



PROPERTY DESCRIPTION

Reddington Sales & Lettings are pleased to be bringing to market this well presented, three storey 4 bedroom semi detached property, which is conveniently located within minutes of the centre of Ibstock and has excellent road work and public transport links. The property offers extremely spacious living with large bedrooms and an impressive master suite complete on the second floor with fitted wardrobe storage and an en-suite shower room.

Ground floor accommodation comprises; entrance hall, WC and open plan Lounge/Kitchen/Diner. To the first floor there are 3 bedrooms and a family bathroom. To the second floor, the master bedroom with en-suite shower room.

Externally, the property has a tarmac driveway leading to a single brick built garage with electric front door and an enclosed rear garden with garage personnel access.

Viewings are now being accepted and can be booked by contacting Reddington Sales & Lettings.

EPC rating B, Council tax band C.

FEATURES

- Three storey
- Semi detached
- 4 bedrooms
- En suite to the master
- Single garage
- Ground floor WC
- Village location with amenities
- Immaculately presented throughout
- Spacious family living
- Electric garage door



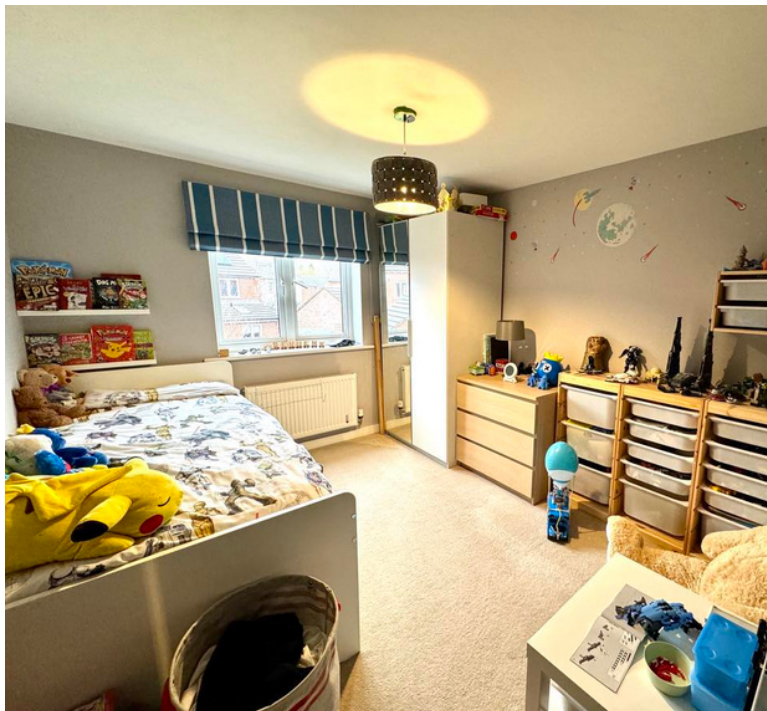
ROOM DESCRIPTIONS

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.

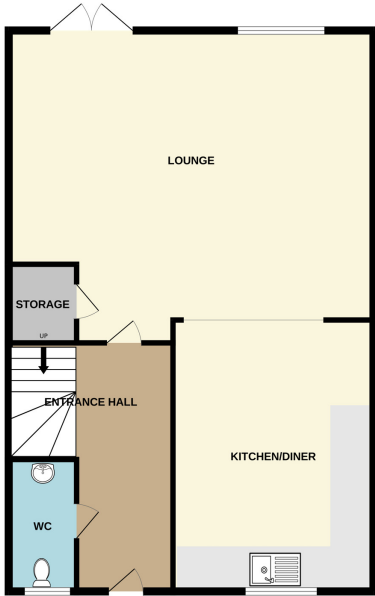




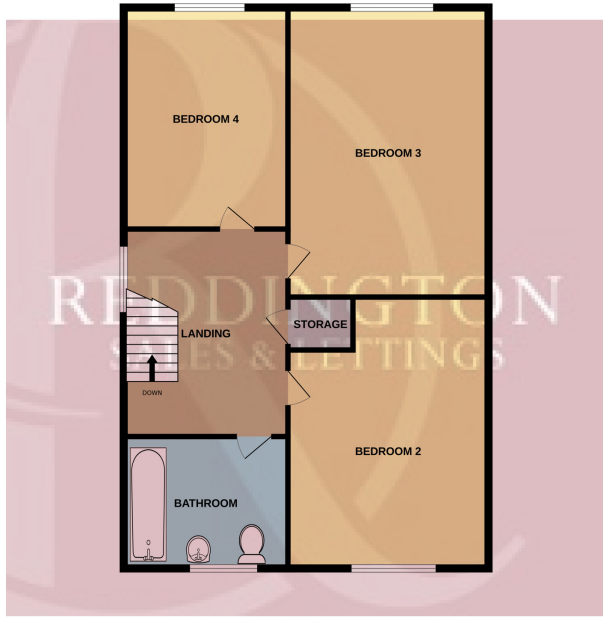


FLOORPLAN & EPC

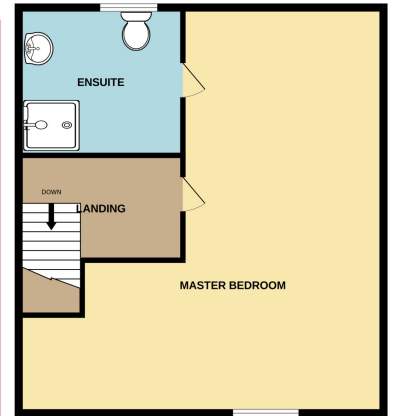
GROUND FLOOR



1ST FLOOR



2ND 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	82	
(69-80)	C		
(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	