



7 Legion Drive, Ibstock, Leicestershire. LE67 6JG

£260,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

SPACIOUS 3 BED DETACHED! Reddington Sales & Lettings are pleased to bring to market this well proportioned, 3 DOUBLE BEDROOM detached family home, which is conveniently located within walking distance of Ibstock village amenities including the high school, pharmacy, church, shops and takeaways. There are also excellent roadway links to surrounding towns and villages as well as easy access to the M1 and M42 motorway networks. Ground floor accommodation comprises; entrance hall, lounge, kitchen/diner, utility and garage. To the first floor are 3 generous double bedrooms and a family bathroom. Externally is a large and low maintenance rear garden and a tarmac driveway to the front providing off road parking for 3 cars.

EPC rating D, Council tax band C. Tenure- Freehold

FEATURES

- 3 bedroom detached
- 3 double bedrooms
- Large tarmac driveway
- Integral garage
- Large kitchen diner
- Walking distance to Ibstock village centre
- Excellent road links A50, M1, M42
- EPC D
- Council Tax Band C
- Tenure- Freehold



ROOM DESCRIPTIONS

Front

An attractive frontage with a large and well maintained tarmac driveway with block paved edgings providing off road parking for 3 cars.

Lounge

3.48m x 4.10m (11' 5" x 13' 5") A good sized living area with a feature uPVC double glazed bay fronted window to the front, heating radiator, wood effect flooring and ceiling pendant lighting.

Kitchen/Diner

4.40m x 3.16m (14' 5" x 10' 4") An impressive, spacious kitchen/dining area fitted with a selection of matching wall and base units with worktop over. With sink and drainer, integrated electric double oven, gas hob, extractor, dishwasher and fridge, access to under stairs storage, heating radiator, ceiling strip lighting and uPVC double glazed window to the rear and sliding doors.

Utility Room

2.23m x 1.42m (7' 4" x 4' 8") A handy utility, accessed via the rear garden and garage. Housing the property wall mounted boiler, with cupboard space and room and plumbing for washing machine and dryer.

Integral garage

2.58m x 3.45m (8' 6" x 11' 4") A good sized integral garage with front access and inside with power and lighting.

Stairs & Landing

Stairs leading up from the entrance hall. Landing giving access to all 3 double bedrooms and the family bathroom.

Bathroom

1.89m x 2.09m (6' 2" x 6' 10") A modern family bathroom fitted with a white three piece suite consisting of panelled bath with wall mounted electric shower, WC, hand wash basin, uPVC double glazed opaque window to the rear, part tiled walling, vinyl flooring and ceiling pendant lighting.

Bedroom 1

4.43m x 3.40m (14' 6" x 11' 2") An impressive master bedroom with ample fitted wardrobe storage. With uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 2

2.53m x 3.96m (8' 4" x 13' 0") Double sized bedroom with uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 3

2.43m x 3.67m (8' 0" x 12' 0") Double sized bedroom with uPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

Rear Garden

A substantial, however low maintenance rear garden with large slabbed patio area, ample shed storage space, fenced boundaries and laid to lawn area.

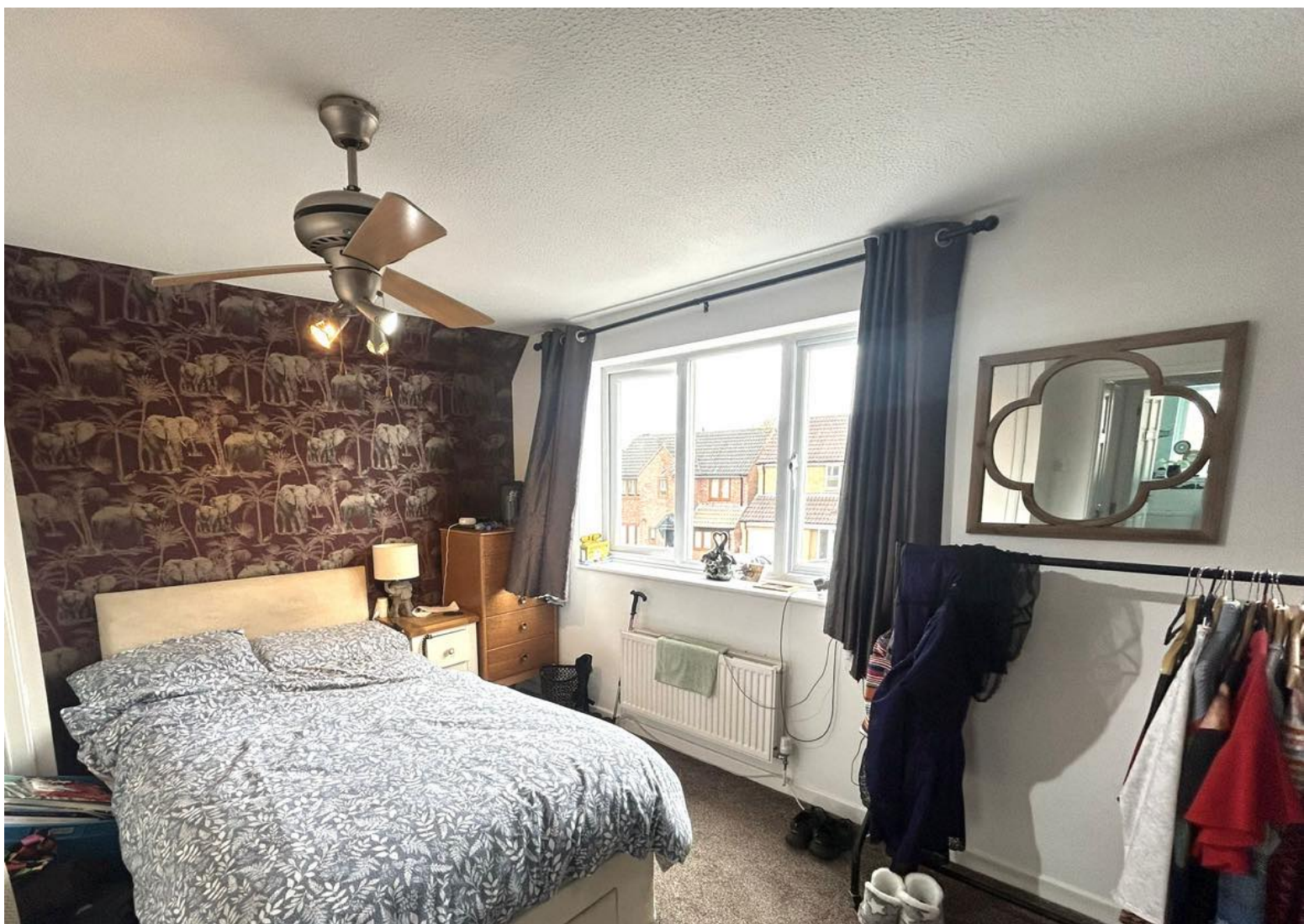
Agents Note

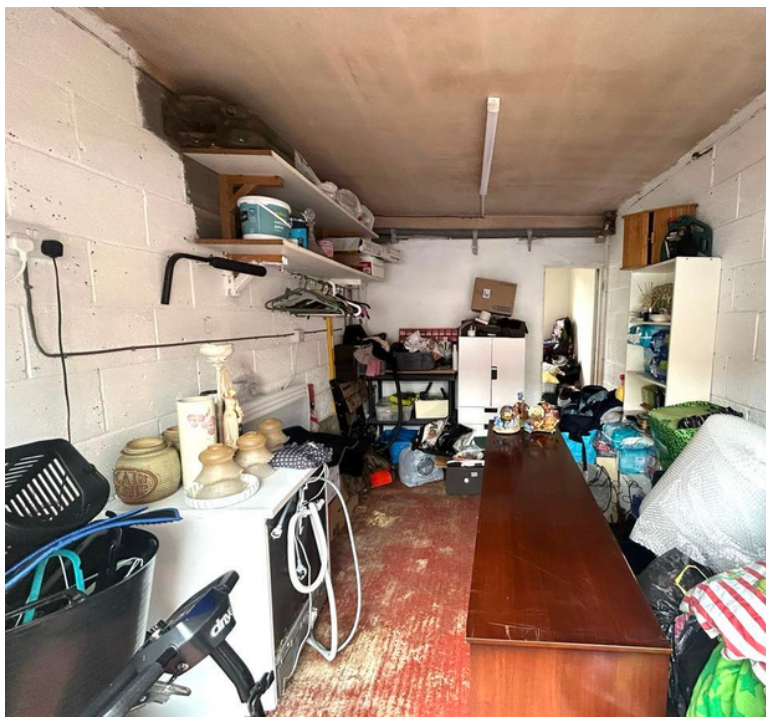
This property is standard built construction. The property is connected to mains gas, electricity and sewerage. Broadband speeds are (standard 17mbps, superfast 80mbps, ultrafast 1000mbps) Mobile signal strengths are full strength for O2 and medium strength for EE, Three and Vodafone.

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



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		
(69-80)	C		83
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	