



60 Coronet Drive, Ibstock, Leicestershire. LE67 6QF

£315,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

IMMACULATE 4 BEDROOM DETACHED! Reddington Sales & Lettings take pleasure in bringing to market this substantial, 4 bedroom detached family home, which occupies a tucked away position down a private driveway in a sought after area of Ibstock. The property sits on A SUBSTANTIAL LARGE PLOT, featuring ample off road parking, a car port and a detached single garage. You are within minutes of Ibstock town centre amenities and have excellent road links to major road networks and surrounding towns and villages. Viewing is very highly recommended in order to appreciate the position and presentation of this property.

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

FEATURES

- Substantial plot
- Off road parking, car port & garage
- Impressive kitchen diner
- Immaculately presented throughout
- 4 bedrooms- 3 doubles
- Master bedroom with en suite and dressing area
- Located at end of private driveway
- Popular village location
- EPC B



ROOM DESCRIPTIONS

Front & Car Port

An attractive, prominent and private position, with no houses opposite and situated down a private driveway, accessed only by this property and the property next door. To the side is a handy car port, providing off road parking and leading up to the single garage.

Entrance Hall

A welcoming entrance with tiled flooring, heating radiator, ceiling pendant lighting, stairs leading up to the first floor and doors giving access to the WC, lounge and kitchen/diner.

Lounge

A large and spacious living area with uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Kitchen/Diner

An impressive, bright and spacious kitchen/diner fitted with a selection of wall and base units with worktop over, integrated dishwasher, electric oven, fridge/freezer, gas hob and extractor hood, stainless steel splashback, uPVC double glazed French doors leading out to the garden and window, heating radiator, ceiling pendant lighting and tiled flooring.

WC

A handy ground floor cloakroom with small uPVC double glazed window to the front, WC, hand wash basin, heating radiator, tiled flooring and ceiling pendant lighting.

Stairs & Landing

Carpeted stairs leading up from the entrance hall. Landing with ceiling pendant lighting, heating radiator and doors giving access to all 4 bedrooms and the bathroom.

Bathroom

A modern family bathroom fitted with a white three piece suite consisting of bath with wall mounted mains shower over and shower screen, WC, hand wash basin, part tiled walling, wood effect flooring and ceiling pendant lighting.

Master Bedroom

An impressive master suite, complete with its own dressing area and integrated wardrobe storage. With uPVC double glazed window to the front, heating radiator, ceiling pendant lighting, carpeted and door access to the en-suite shower room.

En-Suite Shower Room

Modern fitted en-suite the master consisting of a double walk in shower with sliding doors and wall mounted mains shower, part tiled walling, WC, hand wash basin, tiled splashback, wood effect flooring and ceiling spotlights.

Bedroom 2

A good double sized bedroom with uPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 3

A very good sized double bedroom with ample storage space for wardrobes/drawers, uPVC double glazed windows to the front and rear, heating radiator, access to the loft, ceiling pendant lighting and carpeted.

Bedroom 4

With uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Detached Garage

Single, brick built detached garage with up and over door, power and lighting.

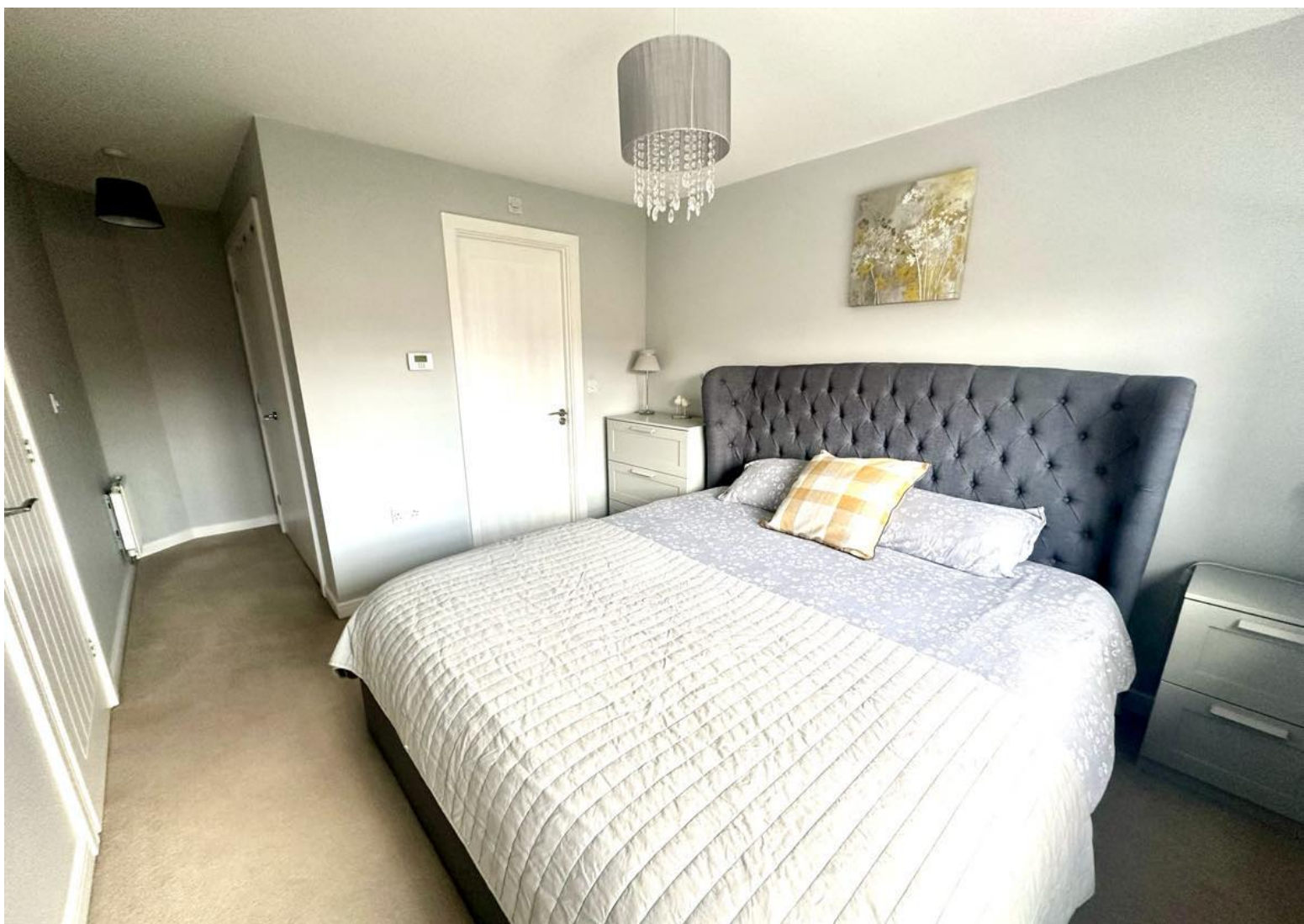
Rear garden

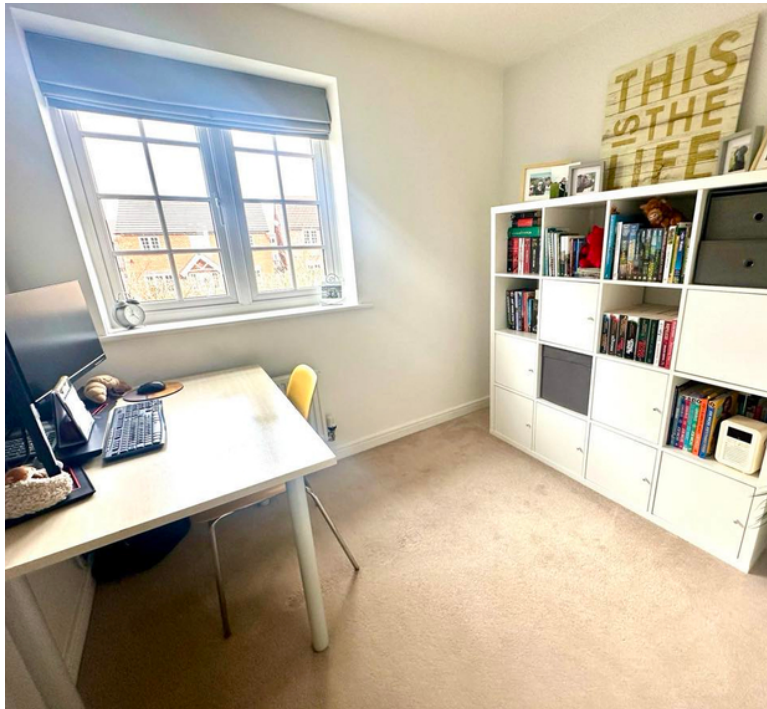
A large, yet low maintenance rear garden, which is mainly laid to lawn, along with slabbed patio area and pathway, fence and walled boundaries and side gated access to the car port and garage.

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



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		94
(81-91)	B	84	
(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	