



76 Ibstock View, Station Road, Ibstock, Leicestershire. LE67 6JJ

£430,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

A rare opportunity to own this Victorian semi-detached property, Ibstock View, built in 1895. It boasts three bedrooms and includes two reception rooms, a large kitchen diner, and a conservatory. The property benefits from ample parking and a large detached double garage with an inspection pit. The garden also features brick outbuildings, offering plenty of potential for further improvement.

Council Tax Band C EPC Rating D

FEATURES

- 3 Bedroom Victorian House
- 2 Reception Rooms with Multi Fuel Stoves
- Large Kitchen Diner & Conservatory
- Rear Garden with Patios & Vegetable Plot
- Off Road Parking for Multiple Cars
- Large Double Garage with Inspection Pit
- 3 Outbuildings
- Fields to Rear
- EPC D
- Council Tax Band C
- Freehold



ROOM DESCRIPTIONS

Entrance Hall

The property is entered via a UPVC double-glazed door into the entrance hall with radiator, under stairs cupboard, architrave, stairs leading to 1st floor gallery landing and doors leading into reception rooms.

Reception Room 1

3.97m x 4.58m into bay (13'0" x 15'0")

Featuring a 4.3 kW multi-fuel stove set within an Adam style fire surround with marble insert and marble hearth. Coving to ceiling, vertical blinds, UPVC double-glazed bay window to front aspect and UPVC double-glazed window to side aspect, overlooking driveway. Cupboard housing electric consumer unit, chandelier, double panel radiator, carpeted.

Reception Room 2

3.97m x 3.94m (13'0" x 12'11") into Inglenook

Feature Cornish slate chimney breast with multi-fuel woodburning cast iron stove. Cupboards on either side and eye level glass display unit, peimert display shelf over Inglenook with display light. UPVC double-glazed window to side aspect, radiator, cornice, chandelier, carpet.

Kitchen Diner

5.48 widening to 5.19

Large kitchen diner with dark oak fully fitted kitchen and butcher effect roll edge worktop over, stainless steel drainer sink with mixer tap set over space and plumbing freestanding dishwasher under counter fridge, integrated Fantuz assisted electric oven, gas hob with extractor fan over. Tiled flooring, pendant lighting, ceiling fan, wall mounted Worcester combi boiler, radiator, doors leading into ground floor bathroom and UPVC double-glazed door into conservatory to the rear.

Conservatory

2.53m x 4.83m (8'4" x 15'10") conservatory 2.53 x 4.83.

UPVC double-glazed conservatory with tile flooring, lighting, space and plumbing for washing machine and tumble dryer, views over the garden and patio.

Ground Floor Bathroom

Part fully tiled, UPVC double-glazed frosted window to rear aspect, fully fitted three piece suite, cupboard with shelving, extractor fan, radiator and vinyl flooring.

Galleried Landing

With access to roof space, pendant lighting, smoke alarm, UPVC double-glazed window to side.

Bedroom 1

3.67m x 3.75m (12'0" x 12'4")

UPVC double-glazed windows to front and side aspects, double panel radiator, coving to ceiling, pendant light, fully fitted wardrobes and dressing table.

Bedroom 2

3.22m x 3.28m (10'7" x 10'9")

Benefiting from UPVC double-glazed windows to side and rear aspect, double panel radiator, lighting, fitted wardrobe.

Bedroom 3

3.06m x 2.79m (10'0" x 9'2")

3.06 by widening to 2.79 UPVC double-glazed window to side aspect, fitted wardrobes, pendant lighting, single panel radiator, carpeted.

Shower Room

Bathroom with freestanding Triton electric shower over part tiled, extractor fan, mounted electric heater, lighting, UPVC double-glazed eye level unit to side aspect final.

Outside

The front of the property benefits from a large driveway providing ample parking for a number of large vehicles, low maintenance bordering, mature shrubs, low level stone wall, outside lighting, access to garage and outbuildings. The rear garden has 2 patio areas, a vegetable plot, enclosed by wall with 2 outbuildings at the rear.

Double Garage

6.84m x 6.19m (22'5" x 20'4") detached larger than average double garage with inspection pit, electric lighting and power.

Lean To

2.10m x 2.12m (6'11" x 6'11") to side of garage

Outbuilding 1

3.55m x 1.88m (11'8" x 6'2")

Outbuilding 2

3.86m x 1.84m (12'8" x 6'0")

Outbuilding 3

3m x 1.86m (9'10" x 6'1")

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 11mbps, superfast 44mbps and Ultrafast 1000mbps. Mobile signal strengths are strong for EE and medium strengths for O2, Three & 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.







EPC

