



# Sinclair

Plot 58, The Stamford, Springfields Station Road, Ibstock,  
Leicestershire, LE67 6JJ

£374,995

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- New Detached Family Home
- Living Kitchen Diner & Utility
- Driveway & Double Garage
- Council Tax Band\*:
- Four Double Bedrooms
- Spacious Living Room & Study
- Help To Buy Available
- Price: £374,995

## Overview

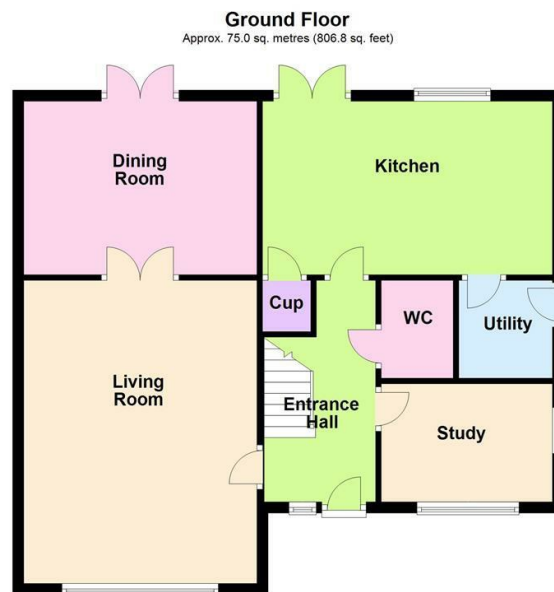
**\*\* THE STAMFORD IS A FOUR DOUBLE BEDROOM NEW BUILD DETACHED PROPERTY LOCATED ON THE SPRING FIELD DEVELOPMENT OFF STATION ROAD IBSTOCK. PART EXCHANGE OR HELP TO BUY AVAILABLE OFFERING CONTEMPORARY AND SPACIOUS ACCOMMODATION OVER TWO FLOORS.\*\*** In brief the accommodation comprises, entrance hall, cloakroom/w.c, ground floor study, spacious living room, dining room, fully fitted kitchen and utility room all located on the ground floor, stairs to the first floor offer four double bedroom including master bedroom with his and her wardrobes and contemporary en-suite and bedroom two with en-suite shower room whilst the first floor in concluded by a three piece family bathroom. Externally, the property offers well presented and landscaped garden to rear, driveway parking and double garage. This property benefits from integrated appliances, tiled flooring, lawned garden and carpeting throughout.

## Location\*\*

Ibstock enjoys a thriving sense of community along with the advantages of amenities that come with a larger village. Ibstock Junior School and the High School and Community College are conveniently located in the village, whilst shopping facilities include a Cooperative store, family butcher, post office, DIY store, hair stylist, etc. There is also an Indian restaurant, takeaways for fish and chips, and Cantonese meals as well as several public houses. Leisure facilities (including a swimming pool) are available, 'The Palace' is a centre for entertainment and the Sence Valley Forest Park adjoins the village. Nearest Airport: East Midlands (11.2 miles) Nearest Train Station: Leicester (14.7 miles) Nearest Town: Coalville (4.0 miles) Nearest Motorway Access: A/M42 (J13) M1 (J22)



**\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.**



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## Detailed Accommodation

### Ground Floor

#### Entrance Hall

Having composite front access door with stairs rising to the first floor and radiator.

#### Living Room

19'5" x 11'7" (5.92m x 3.53m)

With double glazed bay window to front, radiator, ceiling coving, t.v and phone point with french doors through to the:

#### Open Plan Kitchen Diner

26'0" x 10'7" (7.92m x 3.23m)

Having a range of modern wall and base gloss units with complementing work tops and breakfast bar, integrated double oven and grill with four ring gas hob and extractor fan, stainless steel one and half bowl sink and drainer unit with mixer tap, integrated dishwasher, integrated fridge freezer, tiled flooring, tiled splash backs, ceiling spot lights, radiator and access to under stairs storage. The dining area is carpeted with french doors opening out on to the rear garden.

#### Utility Room

7'3" x 5'11 (2.21m x 1.80m)

Having a range of matching units with wall mounted gas fired combination boiler, integrated washer/dryer, double glazed access door, radiator, tiled flooring and tiled splash back.

#### Study

7'3" x 7'1" (2.21m x 2.16m)

With phone point, radiator and dual aspect double glazed windows to front and side.

#### Cloakroom/W.C

Having low level w.c, wash hand basin, double glazed opaque window, tiled flooring and splash back.

#### First Floor Landing

With all rooms leading off.

#### Master Bedroom

14'1" x 11'10" (4.29m x 3.61m)

With double glazed window to front, radiator, his and her built in wardrobes, t.v and phone point with USB plug sockets.

#### En-suite Shower Room

A three piece white suite with double shower unit, wall mounted electric shower, low level w.c, wash hand basin, chrome heated towel rail, tiled flooring, tiled shower surround, ceiling spot lights and double glazed opaque window.

#### Bedroom Two

13'10" x 9'11" (4.22m x 3.02m)

With double glazed window to rear, radiator and USB plug sockets.

#### Bedroom Three

11'10" x 9'11" (3.61m x 3.02m)

With double glazed window to rear and radiator.

#### Bedroom Four

13'10" x 9'11" (4.22m x 3.02m)

With two double glazed windows to front, radiator and built in store cupboard.

#### Family Bathroom

A three piece white suite comprising panelled bath with mixer tap and shower head attachment, lowlevel w.c, wash hand basin, partly tiled walls, chrome heated towel rail, tiled flooring, ceiling spot lights and double glazed opaque window.

#### Outside

#### Rear Garden

Is a fair size and offering a combination of paved patio's whilst being mostly laid to lawn with fenced boundaries and side gated access.

#### Driveway

Being tarmacadamed providing parking for multiple vehicles and leading to the:

#### Double Garage

With two up-and-over entrance doors, light and power supply.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Tenure

We are advised by the vendor(s) that the premises are Freehold

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For a free valuation of your property with no obligation  
call Sinclair Coalville on 01530 838338



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