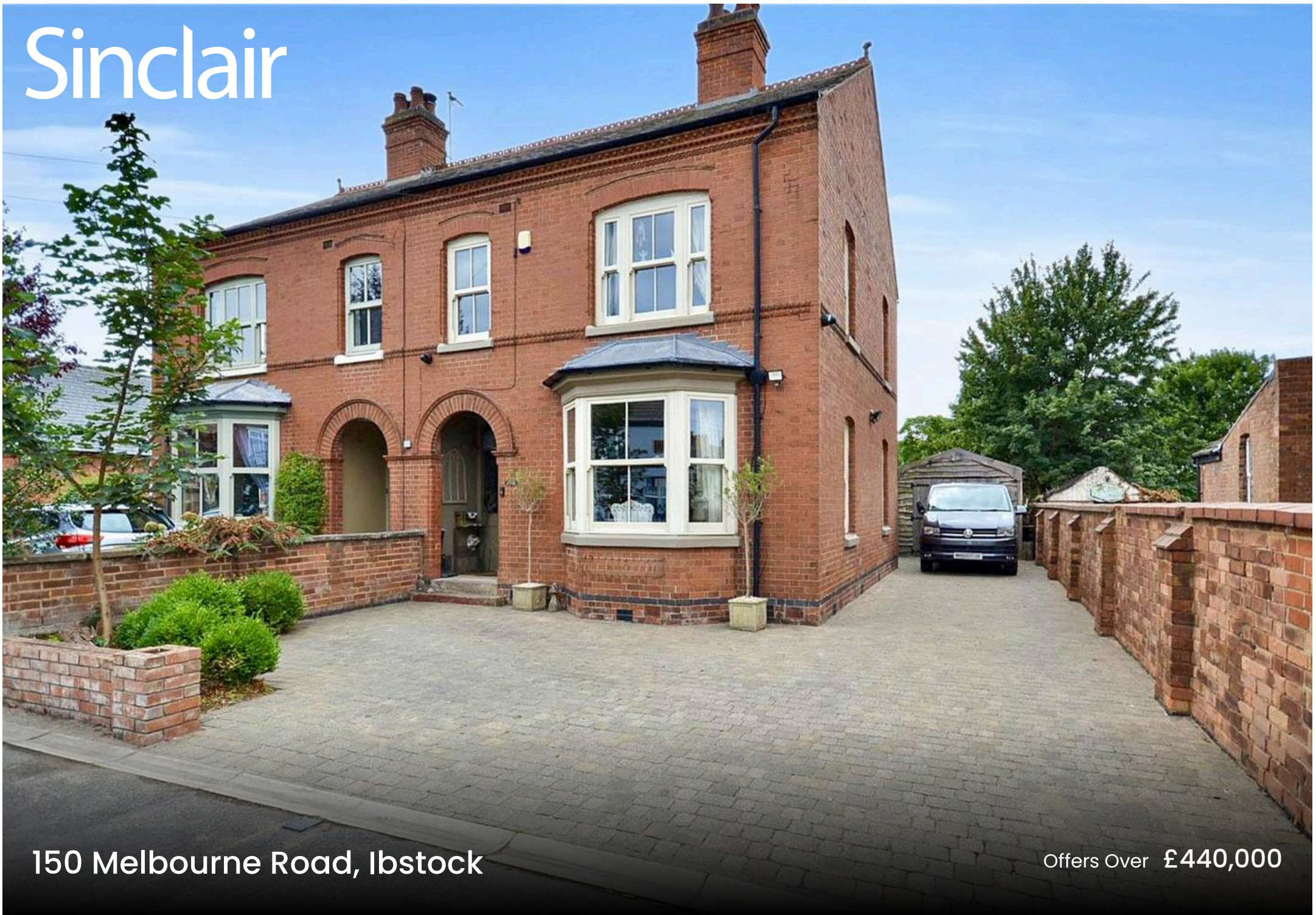


# Sinclair



150 Melbourne Road, Ibstock

Offers Over £440,000

# 150 Melbourne Road

Ibstock

WOW FACTOR GUARANTEED this EXTENDED FOUR BEDROOM SEMI DETACHED PERIOD VILLA comes to the market having enjoyed a comprehensive refurbishment elevating this period home. This property boasts a 27'5 Kitchen/diner with further utility and shower room to the ground floor along with two further reception rooms, with stairs rising to the first floor landing providing access to four good sized bedrooms including a family bathroom and access to a loft room. Externally the home enjoys ample off road parking a good sized rear garden, a man cave/garden room, garage and further salon room. Early viewings come highly advised to avoid disappointment.

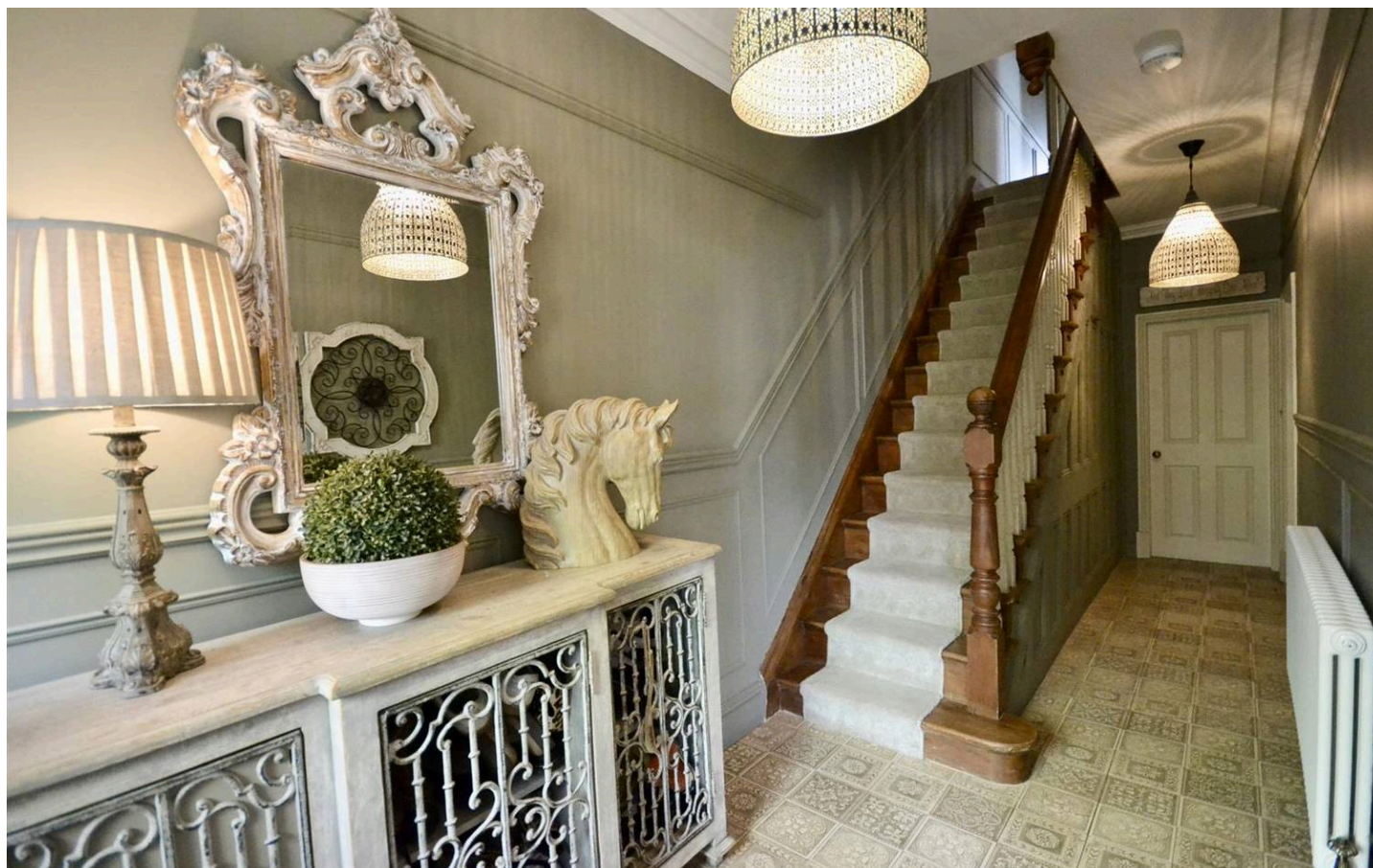
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- WOW Factor
- Extended
- Garaging, Parking & Large Garden
- Four Bedrooms
- Period Property
- Character throughout



## GROUND FLOOR

### Arched Open Porch

With original stained glass door and tiled floor.

### Entrance Hall

Entered through a timber framed led lined, stained glass double glazed front door, dado rail, picture rail and decorative tiled flooring. The entrance hall provides access to the entire ground floor accommodation, stairs rising to the first floor and understairs storage.

### Lounge

12' 8" x 12' 8" (3.86m x 3.86m)

Enjoying a cast iron log burner on a slate hearth, complemented by a dado rail, coving and a composite double glazed bay window to front with further double glazed sash window to side.

### Sitting Room/ Playroom

12' 8" x 12' 8" (3.86m x 3.86m)

Enjoying coving, picture rail, a cast iron fireplace (not in use), timber effect laminate flooring, alcove storage, column radiator, having dual aspect via two composite double glazed sash windows, one to rear and one to side elevation.

### Kitchen/Diner

27' 5" x 12' 8" (8.36m x 3.86m)

Inclusive of a range of wall and base shaker style units with a complementary solid quartz worksurface, and electric Smeg range with extractor hood over, wall lighting, a double Belfast sink, inset downlights, stone tiled flooring, picture rail and a further breakfast bar. Other benefits include a dual aspect with dual aspect composite double glazed sash windows to side and a further window to rear. There is a integrated fridge/freezer and electric under floor heating.



### Utility Room

8' 1" x 13' 3" (2.46m x 4.04m)

Enjoying a composite double glazed door to side providing access to the private rear garden, continued flooring from the kitchen/diner, space and plumbing for appliances, a quartz work surface with an integrated Belfast sink having a swan neck mixer tap, loft hatch, dado rail and inset downlights.

### Shower Room

7' 7" x 11' 1" (2.31m x 3.38m)

Comprising a high flush wc, electric column radiator, pedestal wash hand basin, double walk in shower enclosure with a thermostatic drencher mixer tap, inset downlights, part tiled walls, ceramic tiled flooring and having a composite opaque double glazed sash window to side.

### First Floor Landing

Stairs rising to the first floor give way to four good sized bedrooms, bathroom and comprise access to the loft room, over stairs storage.

### Bedroom One

12' 8" x 12' 8" (3.86m x 3.86m)

Having picture rail, column radiator and having a dual aspect via a composite double glazed sash window to side and rear elevation.

### Bedroom Two

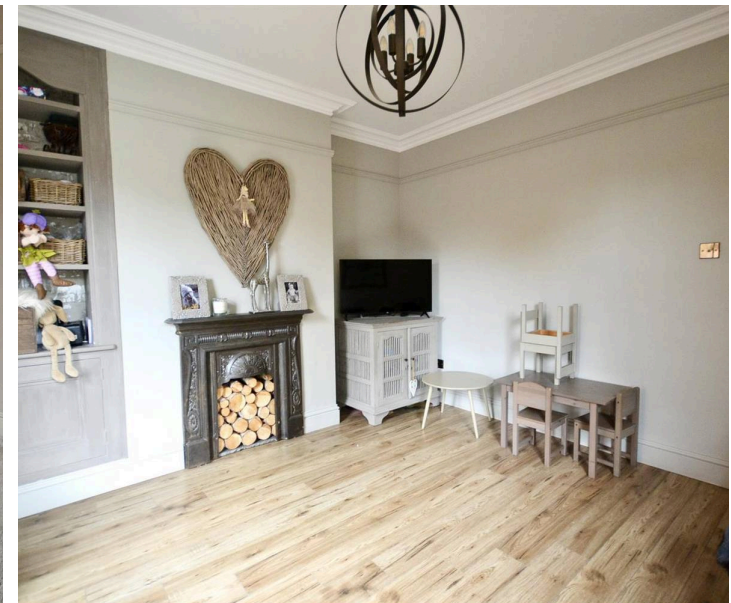
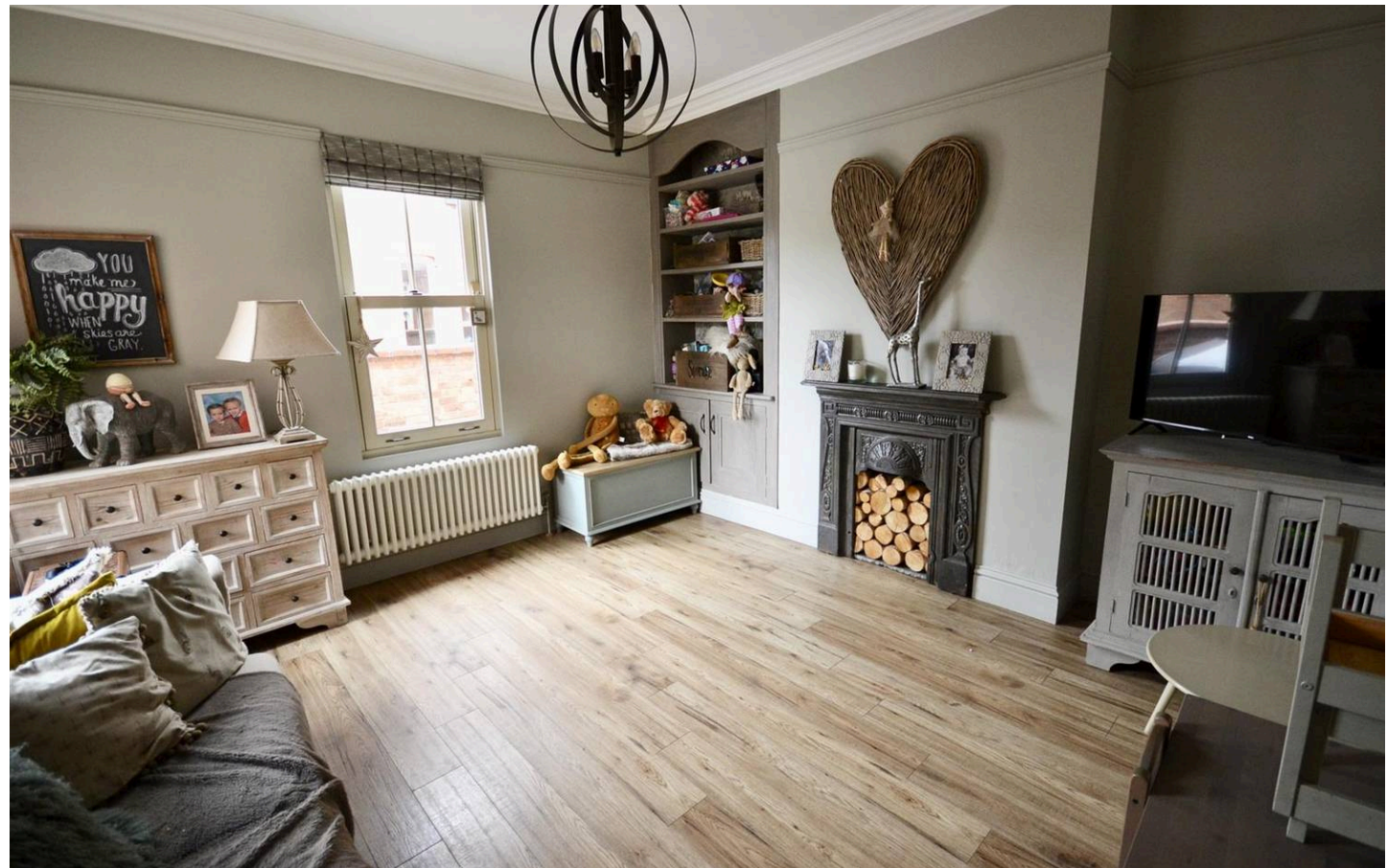
12' 8" x 12' 8" (3.86m x 3.86m)

Enjoying a dual aspect with composite double glazed sash windows to side and having picture rail. r

### Bedroom Three

9' 9" x 11' 9" (2.97m x 3.58m)

Enjoying a picture rail and double glazed sash window to side.



#### Bedroom Four

9' 2" x 5' 9" (2.79m x 1.75m)

Composite double glazed sash window to front and timber effect laminate flooring

#### Bathroom

6' 9" x 7' 9" (2.06m x 2.36m)

This three piece suite comprises a high flush wc, free standing rolled top bath, with telephone style mixer tap, pedestal wash hand basin, part tiled walls with porcelain tiled flooring, a column towel rail, inset downlights, extractor fan and a composite double glazed opaque sash window to rear.

#### Loft Room

12' 7" x 8' 5" (3.84m x 2.57m)

Enjoying inset downlights with timber effect laminate flooring.

#### Outside

##### Large Private And Mature Rear Garden

Entered via a side gate from the driveway gives way to an Indian Flagg paved walkway which in turn turns into a patio area with a stone shingled potting garden having timber sleeper edging, and having steps descending to a sunken lawn surrounded by flower beds and a host of shrubs with additional box hedging.

#### Salon

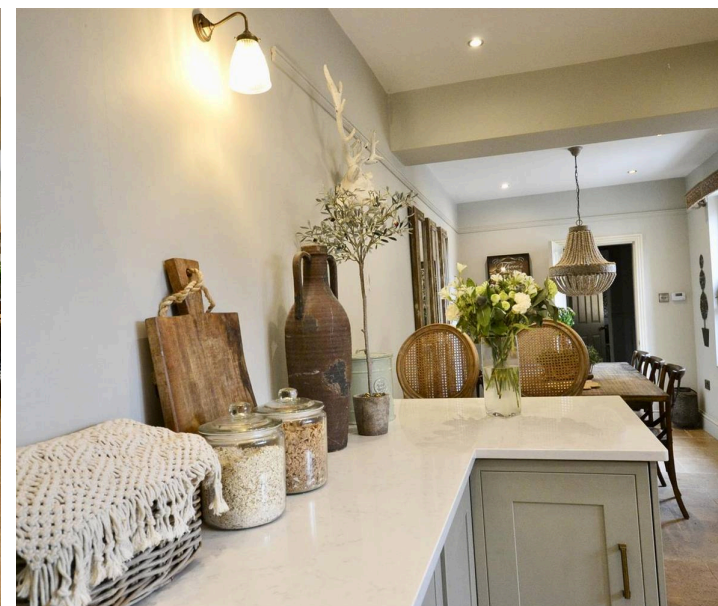
14' 1" x 7' 2" (4.29m x 2.18m)

Having light and power, entered via a composite door and benefitting from a dual aspect with uPVC double glazed sash windows to side and rear.

#### Man Cave

12' 2" x 15' 2" (3.71m x 4.62m)

Benefiting from light, power timber effect laminate flooring, a store and entered via uPVC double glazed bifold doors to front.



**Garage**

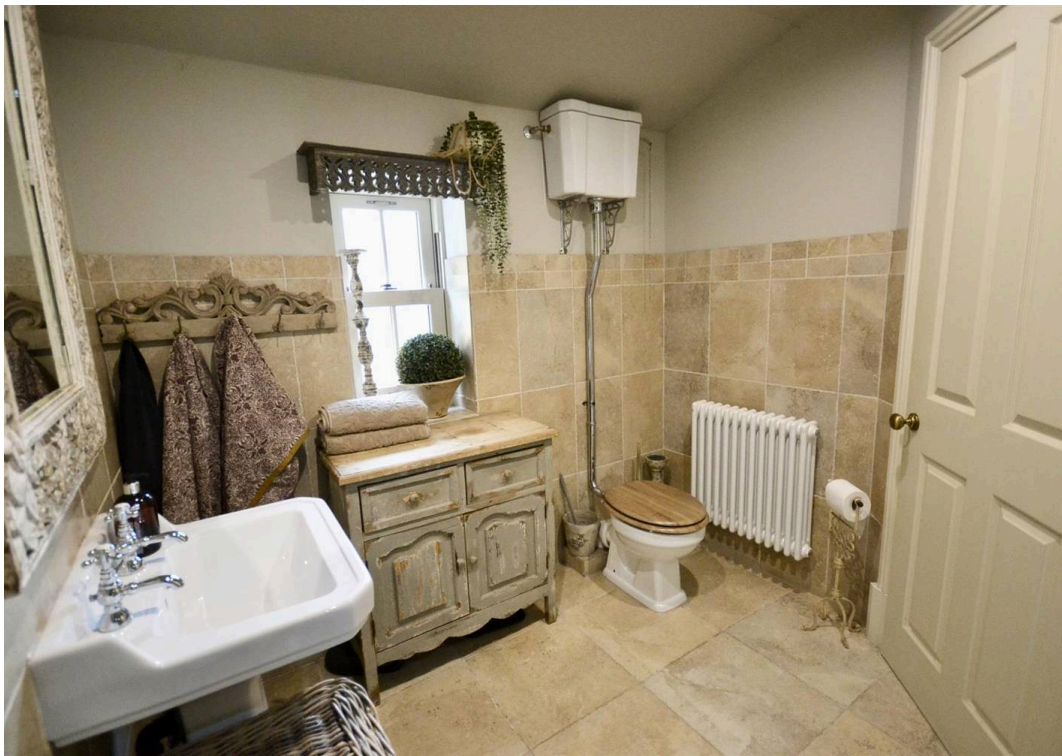
15' 4" x 9' 3" (4.67m x 2.82m)

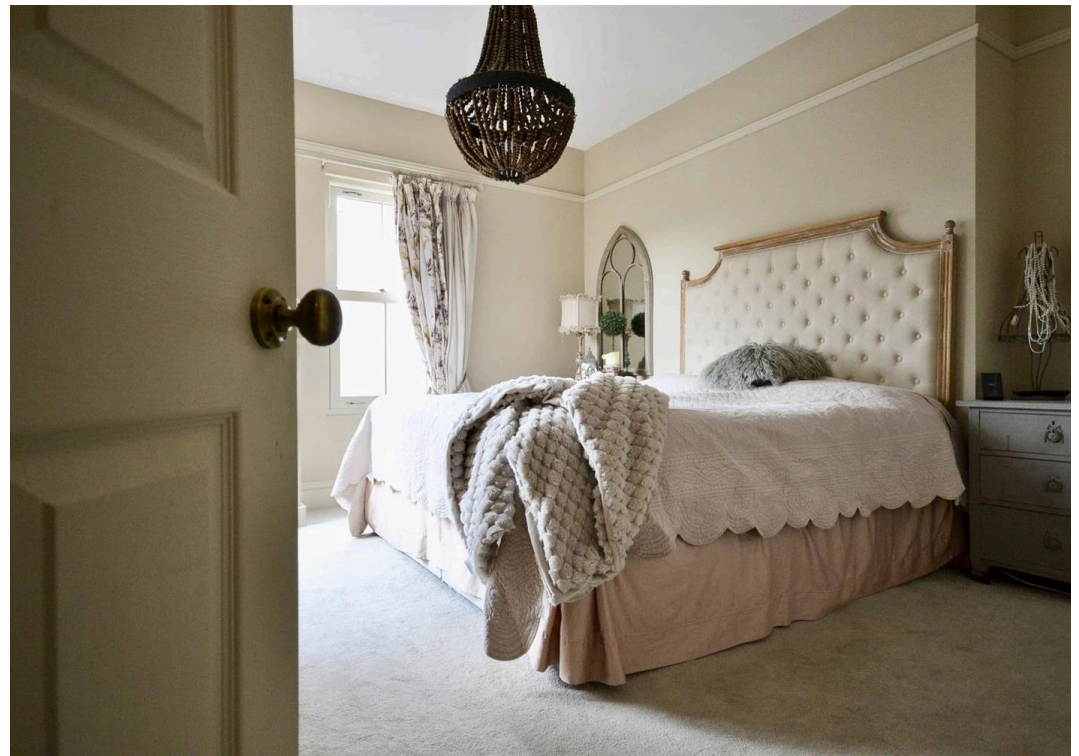
Having light, power and entered via a double front timber door.

**Front**

A generous block paved driveway offers off-road parking for multiple vehicles and sits beyond a dwarf brick wall with higher brick wall surround and giving way to the front door beneath an open arched porch and tiled floor.







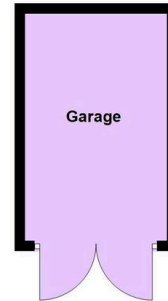
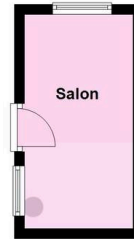
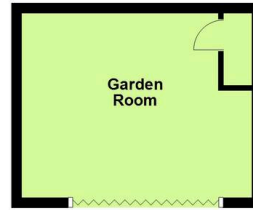








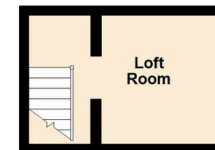
Ground Floor



First Floor



Second Floor





## Sinclair Estate Agents

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