



Mill Hill Wood Way,
Ibstock, LE67 6QD

NEWTONFALLOWELL 

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Ibstock, LE67 6QD
£215,000

WELL PRESENTED THREE BEDROOM DETACHED HOME, KITCHEN/DINER AND UTILITY, LOUNGE, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, FAMILY BATHROOM
Newton Fallowell has pleasure in bringing to market this well presented three bedroom detached home located in the village of Ibstock. The property is well placed for local amenities including shops and schools, road links to surrounding villages/towns and major motorway networks. The accommodation comprises; Entrance Hall, W.C., Lounge, Fitted Kitchen/Diner, Utility and to the First Floor there is a Master Bedroom with En-Suite Shower Room, Two further Bedrooms and a Bathroom. Externally there is a block paved driveway allowing off road parking for 2/3 cars and an enclosed rear garden with patio and lawn. **TO ARRANGE A VIEWING CONTACT NEWTON FALLOWELL ON 01530 810033**

Entrance Hall

Upvc double glazed window and door to the front elevation, central heating radiator, tiled flooring and stairs rising to first floor.



W.C.

Fitted with low level w.c., pedestal wash hand basin, central heating radiator, extractor, part tiled walls and tiled flooring.

Lounge

9'10" x 16'10" (3.02m x 5.15m)

Upvc double glazed window to the front elevation, two double glazed windows to the side elevation, central heating radiator, television aerial point and telephone point.

Kitchen/Diner

10'0" x 16'10" (3.06m x 5.15m)

Fitted with an extensive range of modern wall and base units, contrasting worktops and up-stands, one and a half sink and drainer unit with mixer tap, built in oven and five ring hob with extractor hood over, integrated dishwasher and integrated fridge. Ceiling spotlights, central heating radiator, tiled flooring, double glazed window to the front elevation, double glazed picture windows to the side and double glazed French doors to the garden. Door to:

Utility

Having matching base cupboards, contrasting worktops, plumbing for washing machine, integrated freezer, central heating radiator and boiler, extractor, tiled flooring and under-stairs cupboard.

First Floor Landing

Store cupboard and central heating radiator.

Master Bedroom

13'7" max x 10'4" min / 11'5" max (4.16m max x 3.17m min / 3.50m max)

Double glazed window to the front elevation, central heating radiator and door to en-suite.

En-Suite Shower Room

Fitted with double shower cubicle and shower, low level w.c., pedestal wash hand basin, part tiled walls, tiled flooring, ceiling spotlights, shaver point, extractor and central heating radiator.

Bedroom Two

10'2" x 9'0" plus door recess (3.11m x 2.75m plus door recess)

Double glazed window to the front elevation and double glazed window to the side elevation, loft access, central heating radiator and boiler cupboard.

Bedroom Three

6'11" x 7'7" (2.11m x 2.32m)

Double glazed window to the side elevation and central heating radiator.

Bathroom

Panelled bath with shower above, pedestal wash hand basin, low level w.c., part tiled walls, tiled flooring, ceiling spotlights, central heating radiator and extractor.

Outside

Front

Paved access to property and block paved driveway allowing off road parking to 2/3 cars.

Rear Garden

Enclosed rear garden with gated access, laid to lawn, paved patio area, outside light, shed.

Please Note

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens,



roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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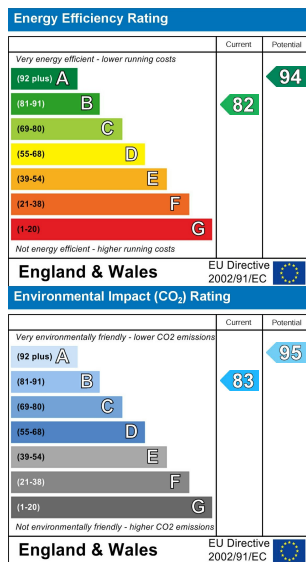
Data Protection

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FLOOR PLANS (if shown)

Floor plan is not to scale but meant as a guide only.





From our NEWTON FALLOWELL office in the heart of COALVILLE: Turn right into Belvoir Road and left at the traffic lights/crossroads. Continue onto Ashby Road. Within a mile, at the roundabout with the A511, take the first left turn onto the A447 towards Hinckley and Ibstock. Stay on the A447 Melbourne Road for some distance. On reaching the double mini roundabout turn right onto Ashby Road and at the next roundabout take the first exit onto Mill Hill Wood Way.



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