

# Sinclair



41 Jacques Street, Ibstock

£245,000

# 41 Jacques Street

Ibstock

This extended THREE BEDROOM SEMI DETACHED FAMILY HOME occupying a centre of village location comes to the market offering NO UPWARD CHAIN and in brief comprising entrance porch, giving way to an expansive lounge, a 24'0" conservatory and open plan kitchen/diner, which in turn grants access to the side lobby comprising utility room, store and ground floor w.c with stairs rising to the first floor landing giving way to three bedrooms and a shower room. Externally, the property benefits from a double garage, private rear garden and large driveway offering off road parking for multiple vehicles.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Semi Detached House
- Three Bedrooms
- Lounge & Kitchen/Diner
- Large Conservatory
- Offered With No Upward Chain
- Detached Double Garage



## GROUND FLOOR

### Entrance Porch

Entered via a composite front door and having an opaque uPVC double glazed window to front and ceramic tiled flooring.

### Lounge

18' 6" x 12' 2" (5.64m x 3.71m)

Having picture rail, timber effect laminate flooring, double doors into the kitchen/diner, uPVC French doors with uPVC windows to either side with shutters and door with stairs rising to the first floor.

### Conservatory

9' 1" x 24' 0" (2.77m x 7.32m)

Being of uPVC double glazed construction with uPVC framed French doors accessing the private rear garden surrounded by a range of uPVC double glazed windows and having wall lighting and timber effect laminate flooring.

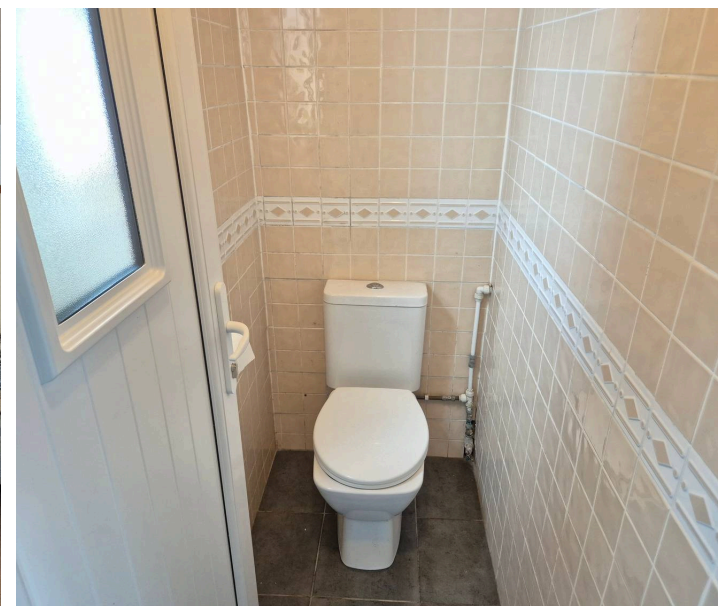
### Kitchen/Diner

18' 8" x 9' 9" (5.69m x 2.97m)

Inclusive of a range of solid oak units, a sink and drainer unit with swan neck mixer tap, double electric oven and grill, four ring gas hob with splash screen and extractor hood over, integrated dishwasher space, plumbing for appliances and having two uPVC double glazed windows to front and further uPVC double glazed window to rear fitted with shutters. Other benefits include tiling to splash prone areas, ceramic tiled flooring, inset downlights and having uPVC side door accessing the side lobby.

### Side Lobby

Offering access from the front driveway to the rear garden. The side lobby comprises the composite door to front and further uPVC double glazed door to rear, tile effect vinyl flooring and giving way to a walk in store, utility room and w.c respectively.



### Utility Room

Offering light, power, uPVC double glazed window to rear and having space for appliances.

### W.C

Comprising a low level w.c, opaque uPVC double glazed window to front, ceramic tiled walls and ceramic tiled flooring.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing gives way to three bedrooms and the shower room and comprises a loft hatch, a uPVC double glazed window and an airing cupboard housing the gas fired central heating boiler.

#### Bedroom One

10' 9" x 12' 4" (3.28m x 3.76m)

Having a range of fitted wardrobes and a uPVC double glazed window to rear.

#### Bedroom Two

9' 9" x 10' 9" (2.97m x 3.28m)

Having fitted wardrobes, picture rail, built in cupboard and uPVC double glazed window to rear.

#### Bedroom Three

7' 4" x 10' 0" (2.24m x 3.05m)

Having access to over stairs storage and a uPVC double glazed window to front.

#### Shower Room

7' 4" x 5' 5" (2.24m x 1.65m)

This three piece suite comprises a low level push button w.c, a pedestal wash hand basin with mono bloc mixer tap, double shower enclosure with thermostatic waterfall mixer tap, ceramic tiled walls and vinyl flooring, inset downlights, opaque uPVC double glazed window to side and having an extractor fan.



## REAR GARDEN

A sunny aspect paved patio complimented by a well maintained lawn being enclosed by timber closed board fence panelling and box hedging and enjoys wall lighting.

## Double garage

Having two up and over front doors, a rear personnel door with light and power.

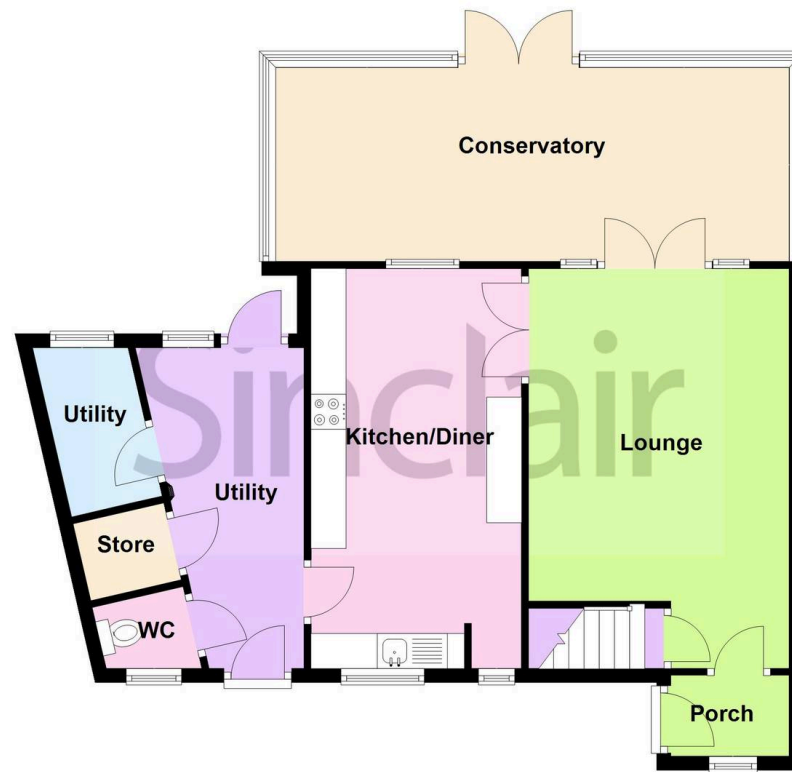
## Driveway

A large block paved driveway offers off road parking for multiple vehicles and surrounded by dwarf brick wall and giving way to the front door.

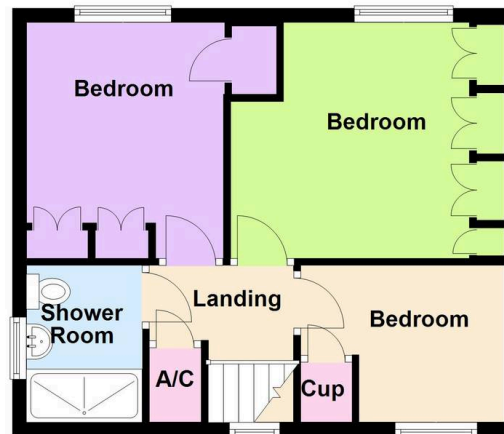




Ground Floor



First Floor





## Sinclair Estate Agents

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