

Sinclair

23 Penistone Street, Ibstock

£220,000



# 23 Penistone Street

Ibstock

OFFERED WITH NO UPWARD CHAIN, this EXTENDED THREE BEDROOM DETACHED HOUSE occupying a centre of village location within the popular commuter village of Ibstock comes to the market and in brief comprising a bay fronted lounge, open plan kitchen/diner, and large three piece bathroom suite to the ground floor with stairs rising to the first floor landing, offering three good sized bedrooms and a further three piece shower room. Externally, the property benefits from an oversized rear garden and enjoys a sunny aspect. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Offered With No Upward Chain
- Detached House
- Three Bedrooms
- Open Plan Kitchen/Diner
- Bathroom & Shower Room
- Oversized Rear Garden



## GROUND FLOOR

### Lounge

11' 9" x 14' 6" (3.58m x 4.42m)

Accessed through a uPVC front door and having uPVC double glazed bay window to front, coving, timber effect laminate flooring which is complemented by a freestanding cast iron log/multi fuel burner with a tiled hearth and timber mantle above.

### Kitchen/Diner

27' 11" x 14' 5" (8.51m x 4.39m)

Inclusive of an attractive range of wall and base units with rolled edge work surfaces and continued flooring from the lounge, a one and a half bowl sink and drainer unit with swan neck mixer tap, four ring electric hob with tiled splashbacks, an electric oven and grill, wall mounted gas fired central heating boiler, dado rail, stairs rising to the first floor, coving, and a cast iron fireplace (not in use). The kitchen also enjoys a dual aspect with uPVC double glazed windows to rear and side and having an opaque uPVC door accessing the rear garden.

### Bathroom

9' 3" x 9' 2" (2.82m x 2.79m)

This three piece suite comprises a low level push button w.c, vanity wash hand basin with swan neck mixer tap, panelled bath with hand held mixer shower tap, tiled flooring, partly tiled walls and an opaque uPVC double glazed window to side.

## FIRST FLOOR

### Landing

Stairs rising to the first floor landing give way to three good size bedrooms and the shower room and comprises a loft hatch and coving.



**Bedroom One**

12' 3" x 14' 6" (3.73m x 4.42m)

Having uPVC double glazed window to front, ceiling rose, coving and a picture rail.

**Bedroom Two**

11' 9" x 9' 0" (3.58m x 2.74m)

Having timber effect laminate flooring, coving and uPVC double glazed window to rear.

**Shower Room**

5' 6" x 6' 3" (1.68m x 1.91m)

This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, a double corner shower enclosure with thermostatic waterfall mixer tap, chrome heated towel rail, ceramic tiled flooring, tiled walls, extractor fan, shaver point and an opaque uPVC double glazed window to side.

**Bedroom Three**

8' 6" x 9' 3" (2.59m x 2.82m)

Having uPVC double glazed window to rear.



## REAR GARDEN

An Indian Flag natural stone courtyard facilitated by side gated access and a water point gives way to modest lawn edged with stone shingling and surrounded by timber close board fence panelling and accommodating a walkway which accesses two brick-built stores with light and power, and a further paved patio which gives way to a large lawn with an apple tree, raised shrubs and part planted borders.

## FRONT GARDEN

Having a dwarf brick wall with stone shingling and walk way to the front door.

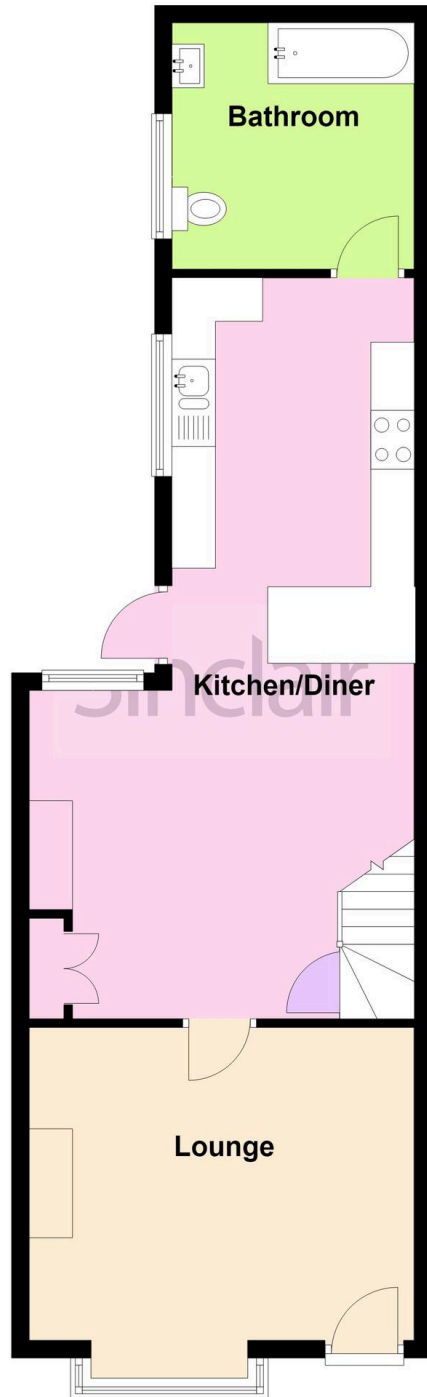








**Ground Floor**



**First Floor**





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