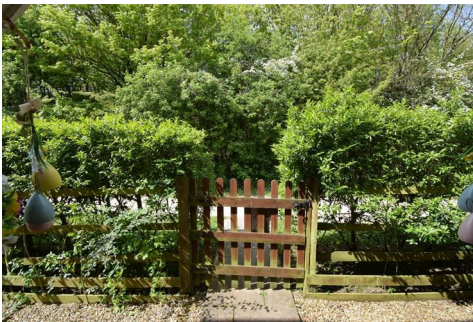




HOPKINS & DAINTY

ESTATE AGENTS



Otter Close, Ibstock, LE67 6AQ

£250,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to be marketing this lovely three bedroom detached family home. Set on the edge of this residential estate overlooking a green space with a nearby garage and parking. There is also a communal playground at the end of the road.

Built c. 2013, the accommodation comprises: entrance hallway, dual aspect lounge, kitchen/dining room with French doors opening onto the garden. There is also a ground floor guest WC and Utility room.

On the first floor, there are two double bedrooms and the master bedroom also has an en-suite shower room. In addition, there is a third single bedroom and the main bathroom.

The property has gas central heating and double glazing. Rear parking for two cars as well as a garage and a pleasant low maintenance garden. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hall



Accessed via a double glazed entrance door. With a radiator, stairs rising to the first floor and doors leading off.

Lounge 16'10" x 9'6" (5.15 x 2.90)



Dual aspect sitting room with a radiator, double glazed front and side windows one of which is a bay.

Kitchen/Diner 16'10" x 9'0" (5.14 x 2.75)



Fitted range of base and wall units with worktops and an inset sink and drainer with a mixer tap. There is space for a

cooker, fridge/freezer and dishwasher. Radiator, double glazed French doors opening onto the garden. Double glazed front and side windows and a door to:

Utility Room 6'7" x 4'10" (2.01 x 1.49)

Fitted worktop with space under for appliances. Wall mounted gas boiler, a radiator, extractor vent and a double glazed rear window. Under stairs storage cupboard.

Guest WC



Two piece suite comprising WC and wash hand basin; with a radiator and extractor vent.

First Floor Landing



Double glazed rear window and doors leading off.

Master Bedroom 10'3" x 9'9" (+door recess) (3.13 x 2.98 (+door recess))



Dual aspect master bedroom with double glazed front and side windows. A radiator and door to:

En-Suite Shower Room 7'3">4'1" x 5'0" (2.21>1.25 x 1.54)



Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks, a radiator, extractor vent and a double glazed front window.

Bedroom 2 9'4" x 9'0" (2.85 x 2.76)



Second double bedroom with a radiator, double glazed front window and built in over stairs storage cupboard.

Bedroom 3 8'9" x 6'9" (2.69 x 2.06)



Third bedroom with a radiator and double glazed side window.

Bathroom 7'2" x 5'6" (2.20 x 1.70)



Three piece suite comprising bath with a shower over and shower attachment. Wash hand basin and WC. Tiled

splashbacks, a radiator, extractor vent and a double glazed side window.

Approach



Front Garden



To the front of the property there is a pebbled border garden with hedging to the boundary. A gated path leads to the entrance door.

Garden



Delightful enclosed patio garden with pebbled borders, which is low maintenance in design. Gated side entry to the front of the property and further gated entry to the parking area.

Garage 16'6" x 8'2" max. (5.05 x 2.50 max.)



Located in a separate block close to the property is the single garage.

We understand the garage is leasehold.

Additional Parking



the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

To the rear of the house there is a communal parking area, with a parking space in front of the garage and an additional parking space to the side.

Service Charge

We understand that this property is subject to an annual service charge in the region of £180. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Important Information

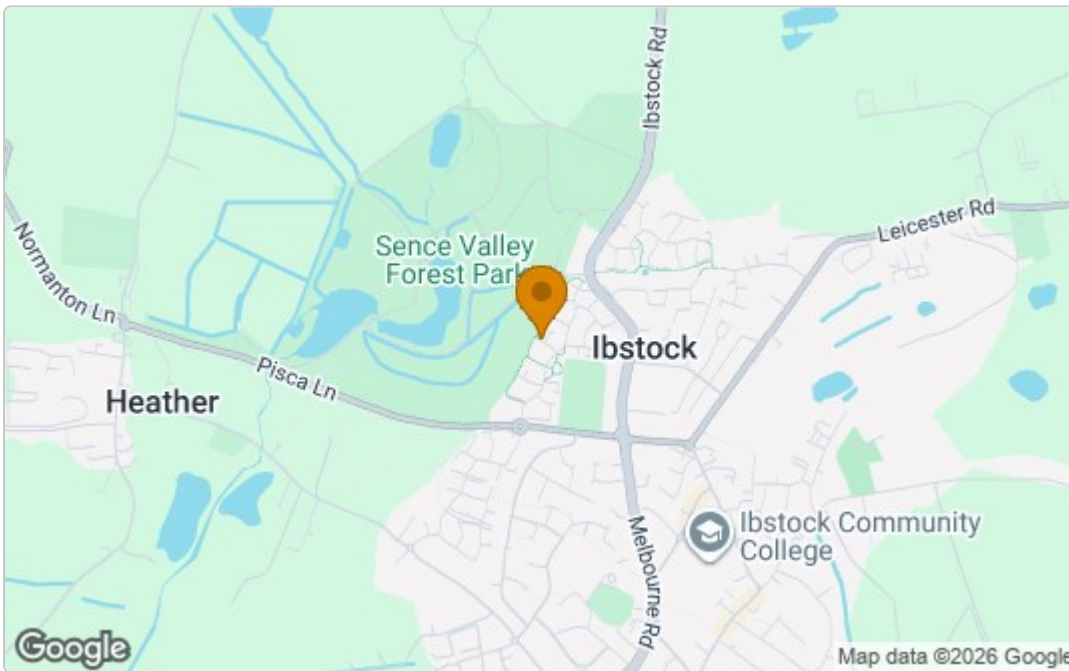
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by



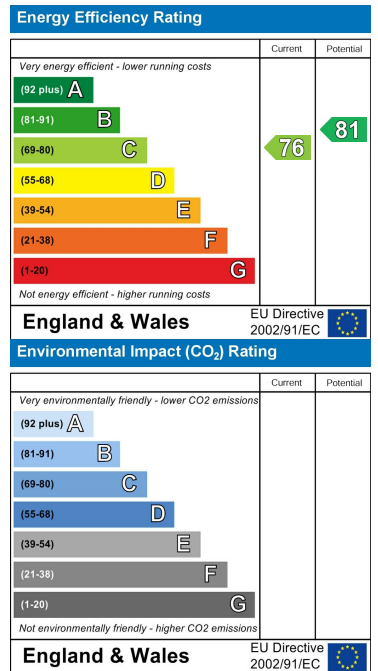
Total area: approx. 81.1 sq. metres (872.7 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.