



Melbourne Road,
Ilstock, Leicestershire, LE67 6JS



**Melbourne Road,
Ibstock, Leicestershire, LE67 6JS
Offers Over £270,000**

*** IMMACULATLY PRESENTED SUBSTANTIAL THREE BEDROOMED SEMI-DETACHED HOME *** TWO BATH/SHOWER ROOMS *** APPROX 1300ft² OF ACCOMMODATION *** EXTENDED TO REAR *** MANY ORIGINAL FEATURES ***

Newton Fallowell are delighted to present to the market this well extended three bedroomed semi-detached home, occupying a good sized south easterly facing plot and being decorated and presented in a contemporary style throughout whilst retaining a wealth of original features including a stunning, wide, panelled staircase.

The internal accommodation comprises in brief; open plan dining kitchen, spacious and imposing inner hallway, extended sitting room, garden room, utility room and ground floor shower room. To the first floor there is a large landing, three bedrooms and a well appointed modern family bathroom.

Externally to the front, timber gates lead to a tarmac driveway for three cars with a shrub border and gravelled area along with a detached single garage. To the rear there is a generous south easterly facing garden with flagstoned patio, lawn and a raised composite decking area. To the side of the property there is access to the garage and a concreted area, ideal for garden storage.



Accommodation

An obscure UPVC double glazed door leads into:-

Open Plan Dining Kitchen

Having a laminate floor and being fitted with a range of Shaker style wall and base units with a complementary work surface, inset composite one and a third bowl sink and drainer, tiled splashbacks, integrated electric oven and grill, four ring electric hob, integrated fridge/freezer, space for under counter fridges, UPVC double glazed windows to the front and side with the window in the dining room having a shutter, decorative panelling, open fireplace with brick surround and door to:-

Inner Hallway

Originally the principle entrance to the property, the hallway is very spacious and has a geometric patterned tiled floor, an imposing panelled staircase rising to the first floor with cupboard under, radiator and doors off to:-

Sitting Room

Having a feature brick fireplace with multi-fuel stove, television point, radiator, UPVC double glazed window to the rear with shutters, Velux style window and bi-folding doors to:-

Garden Room

Having UPVC double glazed French doors and window to the rear with shutters, Velux style window and door to:-

Utility Room

Having a UPVC double glazed window to the side, space and plumbing for a washing machine and tumble dryer and an opening to:-

Downstairs Shower Room

Having a tiled floor and a large tiled walk in shower, low flush WC, wash hand basin in a vanity and an obscure UPVC double glazed window to the side.

First Floor Landing

Having a UPVC double glazed window to the side and doors off to:-

Master Bedroom

Having a UPVC double glazed window to the rear, radiator and television point.

Bedroom Two

Having a UPVC double glazed window to the front, radiator and decorative panelling.

Bedroom Three

Having a UPVC double glazed window to the rear and radiator.

Family Bathroom

Having a tiled floor, panelled P shaped bath with shower over, low flush WC, wash hand basin in a vanity, heated towel ladder, recessed spotlights and an obscure UPVC double glazed window to the front.

Exterior and Gardens

Externally to the front, timber gates lead to a tarmac driveway for three cars with a shrub border and gravelled area along with a detached single garage. To the rear there is a generous south easterly facing garden with flagstoned patio, lawn and a raised composite decking area. To the side of the property there is access to the garage and a concreted area, ideal for garden storage.

Disclaimer

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.

No person in the employment of Newton Fallowell has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending



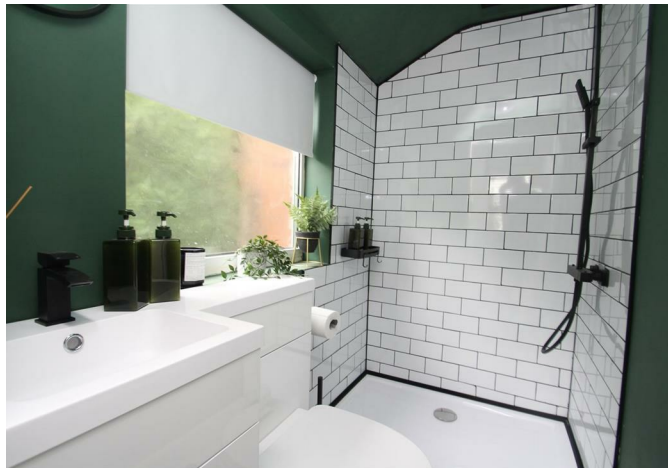
purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection

We retain the copyright in all advertising material used to market this Property.

FLOOR PLANS (if shown)

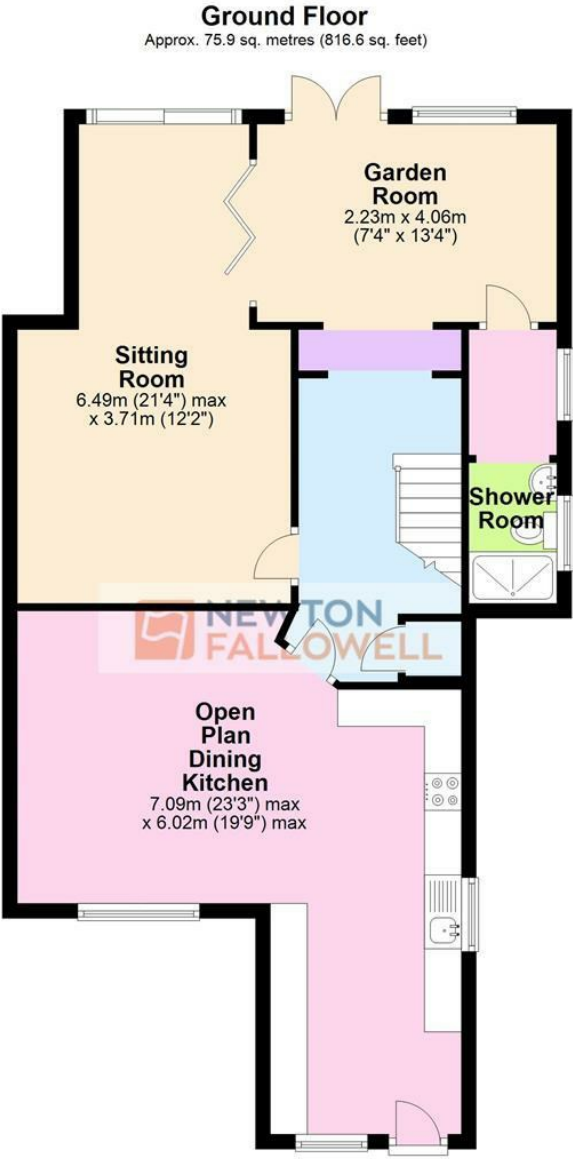
Floor plan is not to scale but meant as a guide only.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 122.6 sq. metres (1319.9 sq. feet)

