

Alexanders

Howards Close

Ibstock

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- Detached family home
- Quiet cul de sac location
- Beautiful open plan kitchen
- Utility room
- Three double bedrooms
- Decked sitting area with inset lights
- Front and rear landscaped gardens
- Single garage and driveway
- EPC Rating B/ Council Tax Band D/ Freehold

Location

The property is situated in the Bakers Croft development in the village location of Ibstock with a vast array of amenities which include a selection of public houses and eateries, a grocery store, surgery, chemist and dental practice, as well as primary and secondary schooling.

The village has a lovely community spirit and is conveniently located just 6 miles south of Ashby. Sence Valley Forest Park is also close by which is a popular walking area. There is easy access to the A511 close by providing a link to the M1.



Accommodation Summary

The property was built to the attractive "The Alford" and was designed with a traditional feeling with a front bay window and decorative keystone positioned neatly at the end of a quiet cul de sac, set back behind a double width driveway and front garden laid mostly to lawn with established hedgerow to the front. To the rear, the gardens have been recently landscaped with a large raised decked area with inset LED outside lighting with the rest of the garden laid to lawn and further paved seating terrace directly to the rear of the property.

Internally the interiors are clean and contemporary supported by well-proportioned rooms and a beautiful open-plan kitchen. The owners have taken great care to ensure the property has been kept in exceptional order throughout with immaculate living space, laid across two floors expect to find the sitting room, kitchen/ diner, utility room and WC. Upstairs are three double bedrooms, the family bathroom, with the main bedroom boasting an en suite shower room, built in wardrobes and stylish wall panelling.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

Tenure

Freehold.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

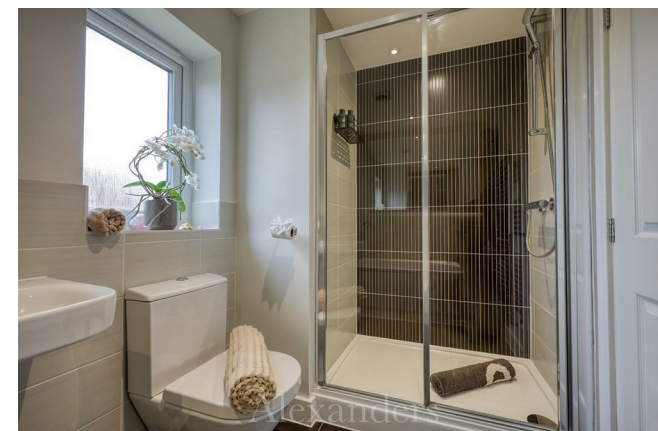
Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ (Tel: 01530 454545). Council Tax Band D.

Measurements

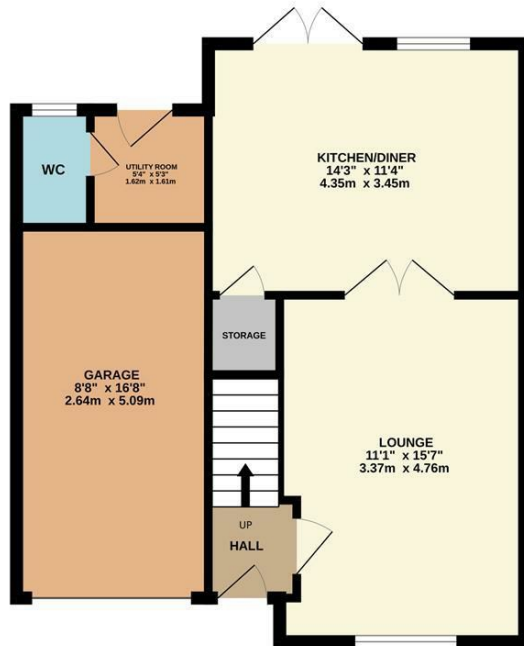
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

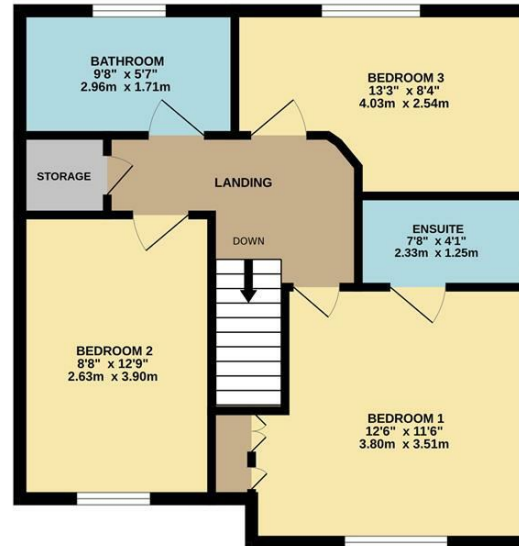
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.



GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

Alexanders

22 Market Street
Ashby-de-la-Zouch
LE65 1AL

Telephone Sales: 01530 413126
Email: ashby@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.