



Usbourne Way

Ibstock

- Immaculately presented four bedroom detached home
- Three spacious reception rooms
- Large open plan kitchen/family room
- Separate utility room and wc
- Four double bedrooms with built in wardrobes
- Landscaped rear garden with slab paved terrace
- Detached single garage
- Prime location in the heart of Ibstock
- EPC Rating C / Council Tax Band E / Freehold

General Description

Tucked away within a sought after residential development, this beautifully presented detached family home blends contemporary design with generous living space, all set within a superb corner plot and surrounded by excellent local amenities.

This magnificent property benefits from an array of eye-catching internal finishes, offering the perfect combination of space, style and modern luxury. Hosting a vast array of available reception space, this home ensures versatility and can be comfortably arranged to suit a variety of needs and circumstances.

Accommodation

From the moment you step inside, the quality and care invested in this home is immediately apparent. The bright and welcoming entrance hall sets the tone, with stairs rising to the first floor. To the rear, an impressive open plan kitchen/dining area forms the heart of the home stylishly finished with skylights and sleek french doors that flood the space with natural light and open directly onto the landscaped rear garden. A separate utility room adds practical convenience.

Complementing the open plan hub are three versatile reception rooms: a generous family lounge, a formal dining room ideal for entertaining, and a flexible home office/playroom to the front of the property. A well appointed guest cloakroom completes the ground floor.

Upstairs, four well proportioned bedrooms provide superb accommodation for a growing family. Each bedroom benefits from bespoke fitted wardrobes, tastefully designed and installed by the current owners. The principal suite boasts a contemporary en suite shower room, while a stylish family bathroom serves the remaining bedrooms.



External

Outside, the rear garden is a thoughtfully landscaped retreat, perfect for al fresco dining and family enjoyment. A shaped slab paved patio flows effortlessly onto a well maintained lawn, bordered by mature flowerbeds and enclosed by a mix of brick walling and secure timber fencing. The property also includes a detached single garage, offering additional storage and parking options.

Location

Perfectly located for families and commuters alike, this exceptional home is just a stone's throw from Sence Valley Forest Park, excellent local schools, and major transport links.

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.

Tenure

Freehold.

Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band E.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services

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

Money Laundering

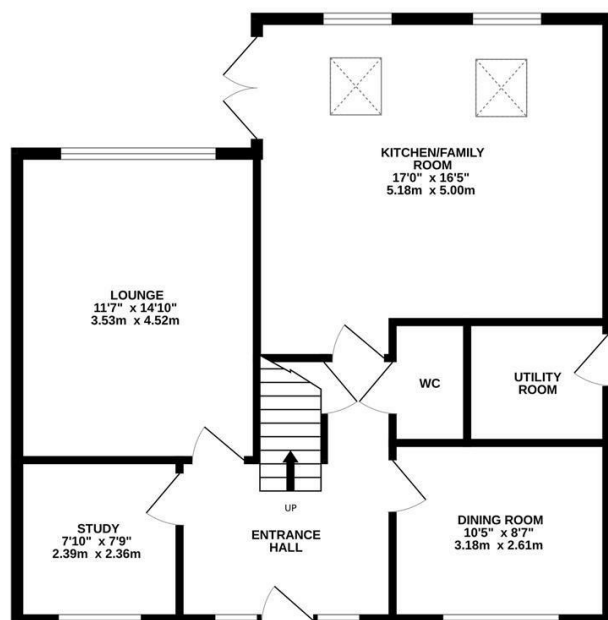
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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

General Note

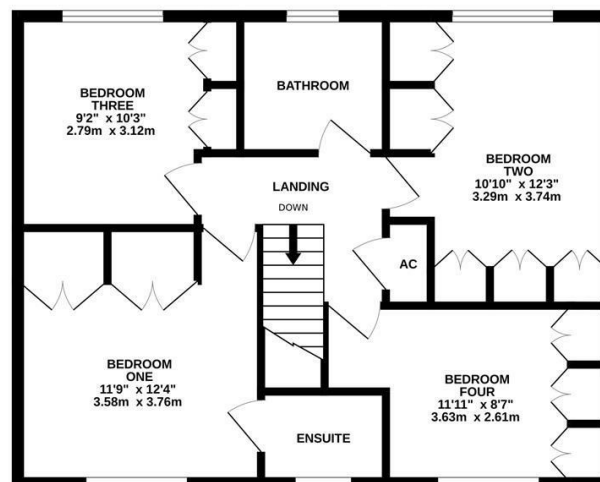
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection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



GROUND FLOOR
755 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA: 1400 sq.ft. (130.0 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.
Made with Metropix ©2025



The market is moving.

So can you.

Alexanders
MarketMakers.