



# Chandlers Croft Ibstock

- Offered with no onward chain
- Modern townhouse style property
- Situated within popular development
- Dual-Aspect living room with dining area
- Juliet balconies to fore and rear of living room
- Three bedrooms and two bathrooms
- Off road parking and integral garage
- Attractive rear garden
- EPC Rating C / Council Tax Band C / Freehold

Alexanders of Ashby are delighted to present to the market this well-positioned and deceptively spacious modern townhouse, situated on the outskirts of the popular village of Ibstock. Designed with a contemporary flair, the property offers a versatile layout that caters to a variety of living arrangements, making it ideal for both families and professionals alike.

The home is well laid out over three floors and benefits from plenty of natural light, particularly in the living room which features Juliet balconies to the front and rear, providing a pleasant dual aspect.

The property is further enhanced by convenient built-in storage throughout, along with an integral garage and additional off-road parking.

Externally, the property enjoys a low-maintenance rear garden with a tree-lined outlook, providing a private space to relax. Its position on the edge of the village also offers a good balance between a quieter setting and easy access to local amenities and surrounding areas.





### Accommodation:

Upon entering, a welcoming through hallway sets the tone for the home, providing integral access to the garage and leading into a flexible ground floor layout. To the rear, there is a well-proportioned room which can be utilised as either a bedroom or an additional reception space, along with a convenient utility room.

The first floor hosts a beautifully arranged living space, featuring a dual-aspect open-plan living room with a dining area. Juliet balconies to both the front and rear allow for an abundance of natural light, creating a bright and airy atmosphere. The adjoining kitchen is fitted with a range of timeless base units and integrated appliances, offering both style and practicality.

On the top floor, the property continues to impress with two generously sized bedrooms, each benefitting from fitted wardrobes. The primary bedroom features a three-piece en suite, while a second bathroom serves the remaining accommodation.

### Gardens and land:

To the front, the property benefits from an attractive tarmac driveway providing side-by-side off-road parking, alongside a neatly laid block-paved pathway leading to the main entrance.

The rear garden offers a peaceful and low-maintenance outdoor space, predominantly gravelled for ease of upkeep. It is enhanced by mature flowerbeds and enjoys a pleasant, tree-lined backdrop, creating a private and tranquil setting ideal for both relaxing and entertaining.

### Location:

The property is situated on the outskirts of the popular village of Ibstock, a desired Leicestershire village offering a good range of day-to-day amenities including shops, pubs, cafés, a primary school, and leisure facilities. The village has a strong community feel while still providing convenient access to nearby towns and larger centres.

For commuters, Ibstock is well placed for access to Coalville, Ashby-de-la-Zouch, and Leicester, with good road links via the A447 and A511 connecting to the wider motorway network including the M1 and M42. This makes it a practical base for those travelling further afield for work.

Surrounding countryside and nearby National Forest areas also offer a range of walking, cycling, and outdoor leisure opportunities, providing a nice balance between everyday convenience and access to green space.

### Method of Sale:

The property is offered for sale by Private Treaty.

### 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:

The property is being sold freehold with vacant possession upon completion.

### Local Authority:

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



**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:**

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

**Public Rights of Way, Wayleaves & Easements:**

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

**Plans and Boundaries:**

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

**Technical Information:**

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

**Money Laundering:**

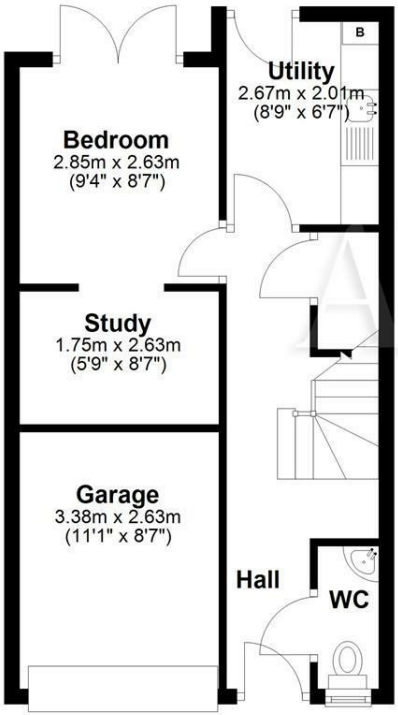
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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

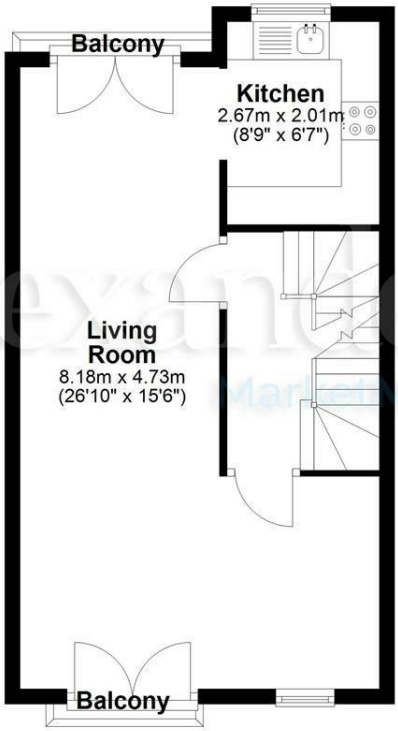
**Ground Floor**

Approx. 39.9 sq. metres (429.4 sq. feet)



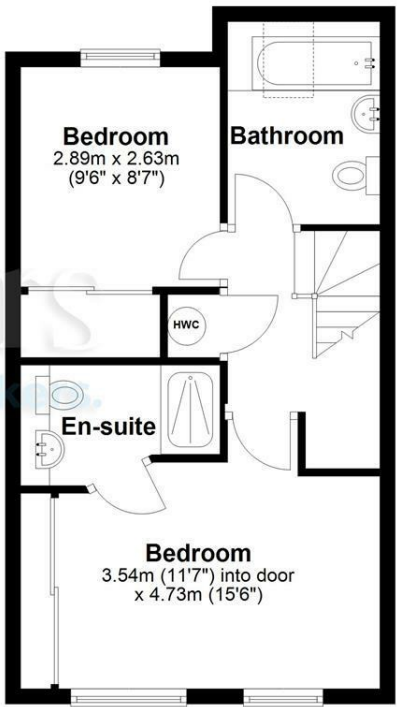
**First Floor**

Approx. 39.9 sq. metres (429.4 sq. feet) (excluding Balcony, Balcony)



**Second Floor**

Approx. 39.9 sq. metres (429.4 sq. feet)



Total area: approx. 119.7 sq. metres (1288.1 sq. feet)

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



