



Harry Lane Ibstock

- Exceptional five bedroom detached home
- Peaceful cul-de-sac setting
- Stunning open-plan living kitchen
- Bay-fronted family sitting room
- Separate study/home office
- Main bedroom with dressing room and en suite
- Mature landscaped garden with seating areas
- Double garage and ample driveway parking
- EPC Rating B / Council Tax Band F / Freehold

Welcome to Harry Lane, a substantial detached Davidsons Homes residence occupying a peaceful cul-de-sac position. Beautifully maintained and thoughtfully enhanced by the current owners, the property offers a superb balance of contemporary styling, generous proportions and practical living across three well-planned floors.

At the heart of the home is a stunning open-plan kitchen, dining and family room, designed for both everyday living and entertaining, while the luxurious main bedroom provides a peaceful retreat complete with a dressing area and elegant en suite.

Outside, the landscaped rear garden creates a private setting to relax and unwind, complemented by a detached double garage, generous driveway and an enviable cul-de-sac location, making this a beautifully presented home ready to move straight into.





Accommodation:

To the front of the property, a beautiful bay-fronted family sitting room provides an elegant yet relaxing living space, while an office/study across the hallway offers the perfect environment for home working or as a versatile additional reception room.

Spanning the full width of the rear is the stunning open-plan living kitchen and dining room, undoubtedly the heart of the home. Featuring a fully fitted contemporary kitchen with a central island, this impressive space is ideal for both everyday family life and entertaining. French doors open seamlessly onto the patio, creating an effortless connection between the indoor and outdoor living areas. A separate utility room and guest cloakroom complete the thoughtfully designed ground floor.

The first floor offers three generously proportioned bedrooms, including a magnificent main bedroom suite. This luxurious retreat enjoys an expansive bedroom, a dedicated dressing area and a beautifully appointed four-piece en suite bathroom. Two further double bedrooms benefit from fitted wardrobes and are served by a stylish family bathroom, finished to an equally high standard.



Occupying the second floor are two further spacious double bedrooms, flooded with natural light through large Velux windows and offering exceptional flexibility as guest accommodation, children's bedrooms or hobby spaces. Positioned between them is an attractive modern shower room, making this level ideal for growing families or visiting guests.

Gardens and land:

Outside, the beautifully landscaped rear garden provides a private and tranquil setting to relax and entertain. Carefully designed with mature planting, established shrubs and thoughtfully positioned seating areas, the garden offers year-round interest while retaining a practical layout. Additional storage is conveniently located behind the detached double garage, further enhancing the functionality of this outstanding family home.

Location:

Situated in the popular village of Ibstock, the property enjoys a convenient setting with a wide range of local amenities close at hand, including shops, cafés, pubs, supermarkets and well-regarded schools. Surrounded by the rolling countryside of the National Forest, the village offers an excellent balance of rural charm and everyday convenience, while nearby road links, including the A42 and M1, provide easy access to Leicester, Derby, Nottingham and Birmingham, making it an ideal location for commuters.

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 F.





Alexanders

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.

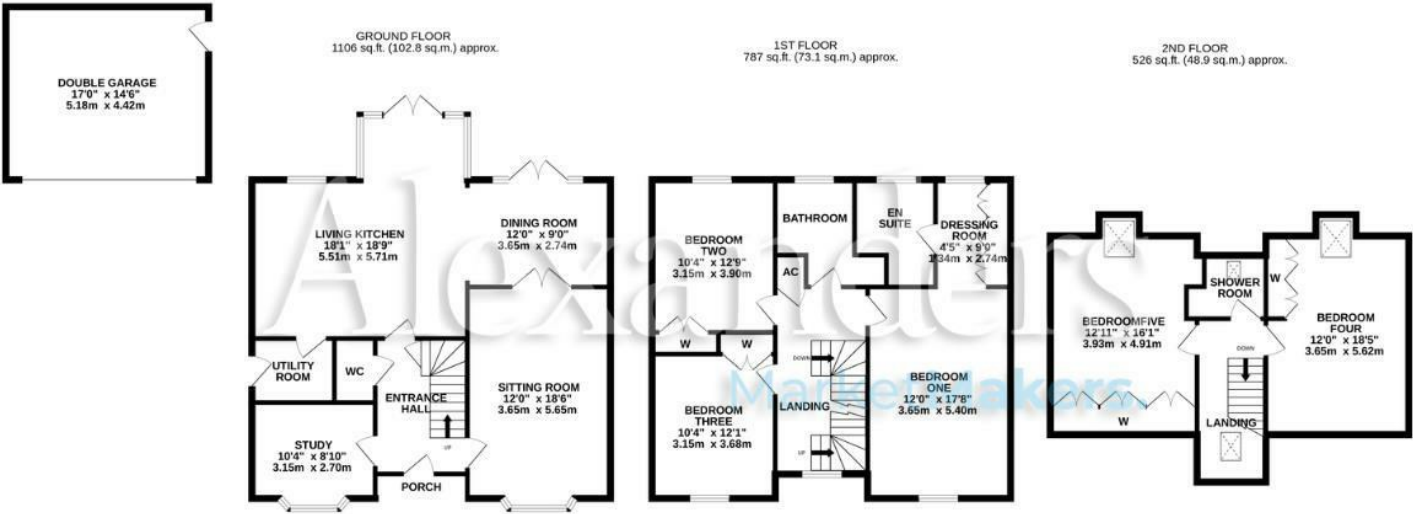
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way,
wayleaves, easements and other legal rights, whether or not
specifically mentioned in these particulars.

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.



TOTAL FLOOR AREA : 2420 sq.ft. (224.8 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		

