



West Walk Ibstock

- Superb renovated three bedroom bungalow
- Popular Ibstock village location
- Stylish kitchen/dining room with herringbone LVT
- Light-filled living room
- Three versatile bedrooms
- Two well-appointed contemporary bathrooms
- Private low-maintenance walled garden
- Solar panels and energy-saving features
- EPC Rating B / Council Tax Band C / Freehold

Alexanders of Ashby are delighted to bring to the market this superbly renovated three-bedroom bungalow, ideally positioned in the heart of the popular village of Ibstock. Beautifully upgraded throughout, the property combines stylish contemporary accommodation with impressive energy-saving features, including solar panels, resulting in an excellent EPC rating of B.

Particular highlights include an excellent open-plan dining kitchen, two stylish contemporary bathrooms and versatile accommodation, offering the flexibility of a third bedroom or additional living space.

The accommodation is arranged around a spacious central entrance hall, with three bedrooms positioned to the right. One benefits from its own modern en suite bathroom, while the remaining two are served by a beautifully appointed family bathroom.

To the left is a spacious and light-filled sitting room, with double doors leading through to the stylish kitchen, which features attractive herringbone LVT flooring. A generous pantry cupboard provides additional storage, while French doors open directly onto the rear garden, creating a lovely connection between the kitchen and outside space.

To the front of the property is a hardstanding area providing off-road parking for multiple vehicles. To the rear, the low-maintenance walled garden enjoys a high degree of privacy, creating a pleasant and easy-to-maintain outdoor space.



**Location:**

Ilstock is a popular and well-established village, offering a good range of everyday amenities including local shops, convenience stores, cafés, pubs, restaurants, a library, medical facilities and schooling. The village is surrounded by attractive countryside, while the nearby towns of Coalville and Ashby-de-la-Zouch provide a wider range of shopping, leisure and commercial facilities.

For commuters, Ilstock is well positioned for access to the A42 and M1, with Leicester, Hinckley and Loughborough all within convenient reach by road. Regular bus services also provide connections to Coalville, Hinckley and Market Bosworth.

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 electricity, water, and drainage.

Heating is provided by an electric air source heat pump system.

The property benefits from Solar panels and battery storage.

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.



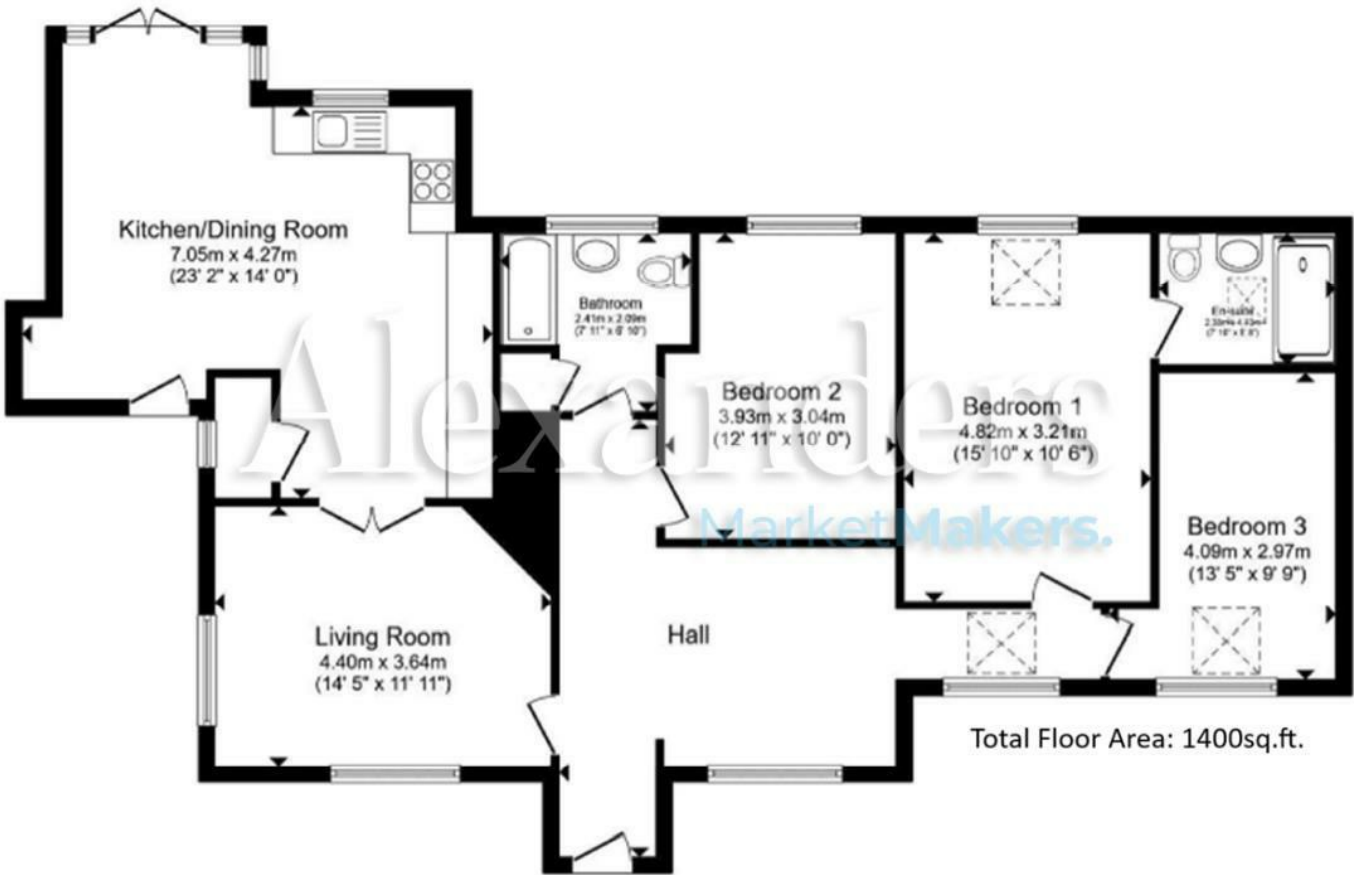


Money Laundering:

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		



