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15 Lewis Close

| LE67 6QH | Offers In The Region Of £450,000

ROYSTON
& LUND

- Offers in the Region of £450,000
- Quiet Cul-De-Sac Location
- Open Plan Kitchen Diner
- Double Driveway
- Spacious Living Room
- Versatile Garage Conversion
- Private, Non-Overlooked Rear Garden
- EPC B
- Council Tax E
- Freehold





Offers in the Region of £450,000

This beautifully presented four-bedroom detached home offers the perfect balance of modern family living, generous space, and exceptional versatility. Tucked away within a quiet cul-de-sac in the sought-after village of Ibstock, the property combines privacy, practicality and lifestyle appeal.

The ground floor is thoughtfully arranged to suit both everyday living and entertaining. A welcoming entrance hall leads to a convenient WC and a well-proportioned study, ideal for home working. The spacious living room is filled with natural light and flows seamlessly through to a versatile dining room or playroom via twin doors, creating flexible living space for growing families.

To the rear, the heart of the home is the stylish open-plan kitchen diner, fitted with contemporary units, integrated appliances and ample space for dining. French doors open onto the landscaped garden, allowing for effortless indoor-outdoor living. A separate utility room adds further practicality.

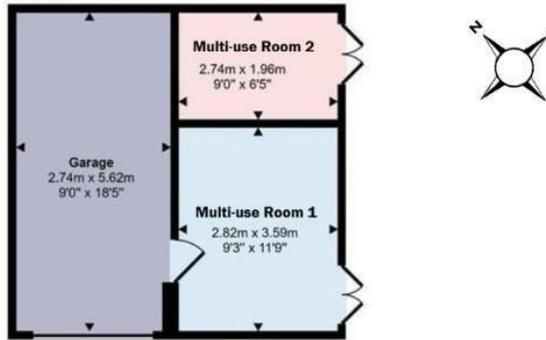
Upstairs, the property boasts four generous double bedrooms. The master and second bedrooms both benefit from modern en-suite shower rooms, while a well-appointed family bathroom serves the remaining rooms.

The rear garden is a standout feature, offering a private and peaceful setting. Designed for both relaxation and family life, it includes a spacious patio, raised decked seating area with pergola and a dedicated children's play space. Mature trees and fencing create a secure, non-overlooked environment.

A particularly unique feature of this home is the partially converted double garage, now providing two recently redecorated, multi-functional rooms. Currently used as lifestyle areas, these rooms offer excellent flexibility and are ideal for:

- Home business use
- Studio or salon treatment space
- Gym or wellness area
- Office or creative workspace

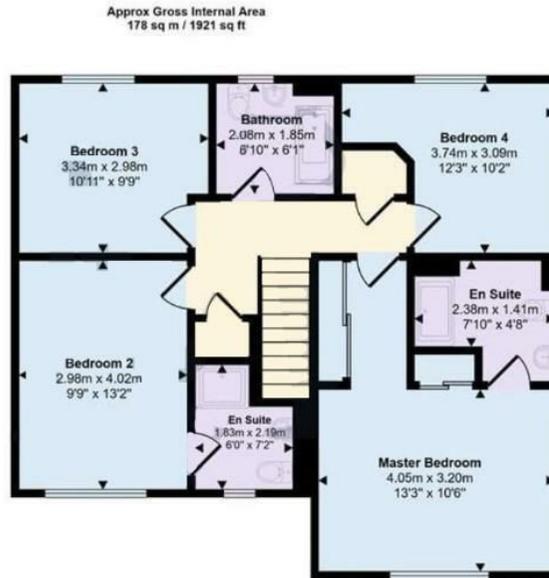




Outbuildings
Approx 32 sq m / 345 sq ft



Ground Floor
Approx 73 sq m / 782 sq ft



First Floor
Approx 74 sq m / 794 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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