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&L

51 Thorndale

| LE67 6PS | £220,000

ROYSTON  
& LUND

- Guide Price: £220,000 to £230,000
- One Bathroom
- Off-Road Parking
- Close to Numerous Amenities
- EPC: D
- Three Bedrooms
- One Reception
- West Facing Garden
- Council Tax: B
- Freehold





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Royston & Lund are delighted to present this well-positioned three-bedroom semi-detached home to the market, ideally located in the heart of Ibstock. Perfect for first-time buyers, the property is within easy reach of a range of well-regarded local schools, amenities, and village conveniences.

The ground floor opens with a welcoming entrance hall, complete with stairs rising to the first floor. To the front of the property, a generous living room enjoys plenty of natural light from the front-facing window, while a gas fire creates a warm and inviting focal point, offering both comfort and character.

To the rear, the kitchen diner is well-suited to modern family life, featuring patio doors that open directly onto the garden and is ideal for entertaining, children, or pets. The space offers room for a dining table alongside ample worktop space, storage, and an integrated cooker and hob.

Upstairs, the landing provides access to all three bedrooms, additional cupboard storage, and the family bathroom. The principal bedroom, positioned at the front, is the largest of the three and benefits from dual windows and built-in storage. Two further rear-facing bedrooms provide flexible accommodation, perfectly suited as guest rooms, children's bedrooms, or home office spaces.

Externally, the property benefits from off-road parking running along the side of the home, with access through to the enclosed west-facing rear garden.

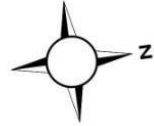
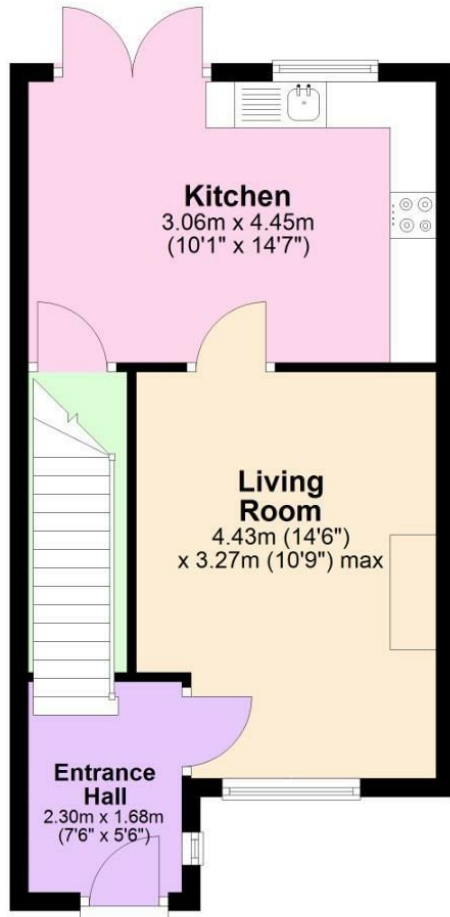
For more information: [https://reports.sprift.com/property-report/?access\\_report\\_id=5259039](https://reports.sprift.com/property-report/?access_report_id=5259039)

Freehold



### Ground Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



### First Floor

Approx. 33.8 sq. metres (363.6 sq. feet)



Total area: approx. 69.6 sq. metres (749.6 sq. feet)



### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>67</b>	<b>74</b>
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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**ROYSTON & LUND**