



24 Lewis Close

| LE67 6QH | Guide Price £280,000 - £290,000

ROYSTON
& LUND

- Three Bedroom Detached
- Modern Integrated Kitchen Units
- Master Bedroom with En-suite
- Garden Decking and Porcelain Slabs
- EPC Rating - B
- Living Room Feature Electric Fireplace
- Ground Floor WC
- Fitted Wardrobes
- Local Greens & Parks
- Council Tax Band - D





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Nestled in a sought-after location in the charming village of Ibstock, this beautifully presented three-bedroom detached home offers the perfect blend of modern living and classic comfort, ideal for families or professionals seeking space, style, and convenience.

Upon entering the property, you're welcomed by a spacious entrance hallway leading into a bright and airy living room, enhanced by a charming bay window that floods the space with natural light. A feature electric fireplace adds a cozy focal point, perfect for relaxing evenings in.

The heart of the home is the modern kitchen, featuring sleek integrated units and appliances, designed with both functionality and contemporary aesthetics in mind. A convenient ground floor WC adds to the practicality of the layout.

Upstairs, the first bedroom boasts fitted wardrobes, offering ample storage and a tidy finish. The master bedroom impresses with its own en-suite shower room, complete with built-in storage, creating a private and well-appointed retreat. The third bedroom is versatile, suitable as a guest room, nursery, or home office.

Outside, the garden is designed for low-maintenance enjoyment with AstroTurf, decking, and porcelain slabbed patio areas—ideal for entertaining or simply enjoying the outdoors. A detached garage and private driveway provide secure off-road parking.



Total area: approx. 101.5 sq. metres (1093.0 sq. feet)

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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		

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