



28 Legion Drive, Ibstock, LE67 6JG

£339,950





Brief Description

On Legion Drive in the charming village of Ibstock, this SPACIOUS four-bedroom detached house offers a wonderful opportunity for those seeking a family home with POTENTIAL. The property, which is south-westerly facing, boasts a GENEROUS DRIVEWAY providing ample off-road parking, making it both practical and inviting.

You are greeted by a welcoming entrance hall featuring stairs that lead to the first floor, complemented by useful understairs storage and laminate flooring. The living room, bathed in NATURAL LIGHT from its dual front-facing windows, showcases elegant ceiling coving and French doors that seamlessly connect to the OPEN-PLAN dining area, perfect for entertaining.

The kitchen diner is a HIGHLIGHT of the home, equipped with a range of modern wall and base units, a built-in BREAKFAST BAR, and integrated appliances including a double oven and dishwasher. The space is enhanced by laminate flooring and an aqua panel splashback, while double sliding patio doors lead to a DELIGHTFUL conservatory. This brick and double-glazed structure features French doors that open onto the garden, creating a lovely transition between indoor and outdoor living.

The UTILITY ROOM adds further convenience with space for a washing machine and dryer, along with access to a ground floor WC.

Upstairs, the MASTER BEDROOM is a true retreat, featuring two double fronted windows, twin built-in wardrobes, and an en-suite shower room. The second bedroom also benefits from built-in wardrobes and an additional over stairs cupboard, while the remaining bedrooms offer ample space for family or guests.

The rear garden is a SUNLIT HAVEN, with a good-sized SOUTH-WESTERLY FACING layout that includes a paved patio, decking, lawn, and gravelled areas, all enclosed by a secure fence with side gated access.

The front garden is thoughtfully designed with block paving for additional parking, leading to a tarmac driveway and a single garage, which conveniently connects to the entrance hall.



ON THE GROUND FLOOR

Entrance Hall	
Living Room	11'4" x 16'6" (3.45m x 5.03m)
Open Plan Dining Area	9'0" x 10'8" (2.74m x 3.25m)
Open Plan Kitchen	11'0" x 9'11" (3.35m x 3.02m)
Utility Room	5'7" x 6'6" (1.70m x 1.98m)
Ground Floor WC	
Conservatory	8'11" x 11'10" (2.72m x 3.61m)

ON THE FIRST FLOOR

Landing	
Master Bedroom	12'3" x 11'9" (3.73m x 3.58m)



En Suite	
Bedroom 2	8'6" x 12'8" (2.59m x 3.86m)
Bedroom 3	8'11" x 10'2" (2.72m x 3.10m)
Bedroom 4	10'0" x 9'10" (3.05m x 3.00m)
Family Bathroom	6'10" x 6'2" (2.08m x 1.88m)

ON THE OUTSIDE

Rear Garden	
Front Garden	
Driveway	
Garage	7'11" x 11'8" (2.41m x 3.56m)
Garage Store	8'8" x 4'4" (2.64m x 1.32m)

Key Features

- Four Double Bedrooms
- Separate Utility & Ground Floor WC
- Spacious Living Room
- Modern Family Bathroom Suite
- Driveway Parking & Single Garage
- Modern Open Plan Dining Kitchen
- Extended Conservatory
- En Suite To Master Bedroom
- South-Westerly Facing Rear Garden
- Virtual Property Tour Available

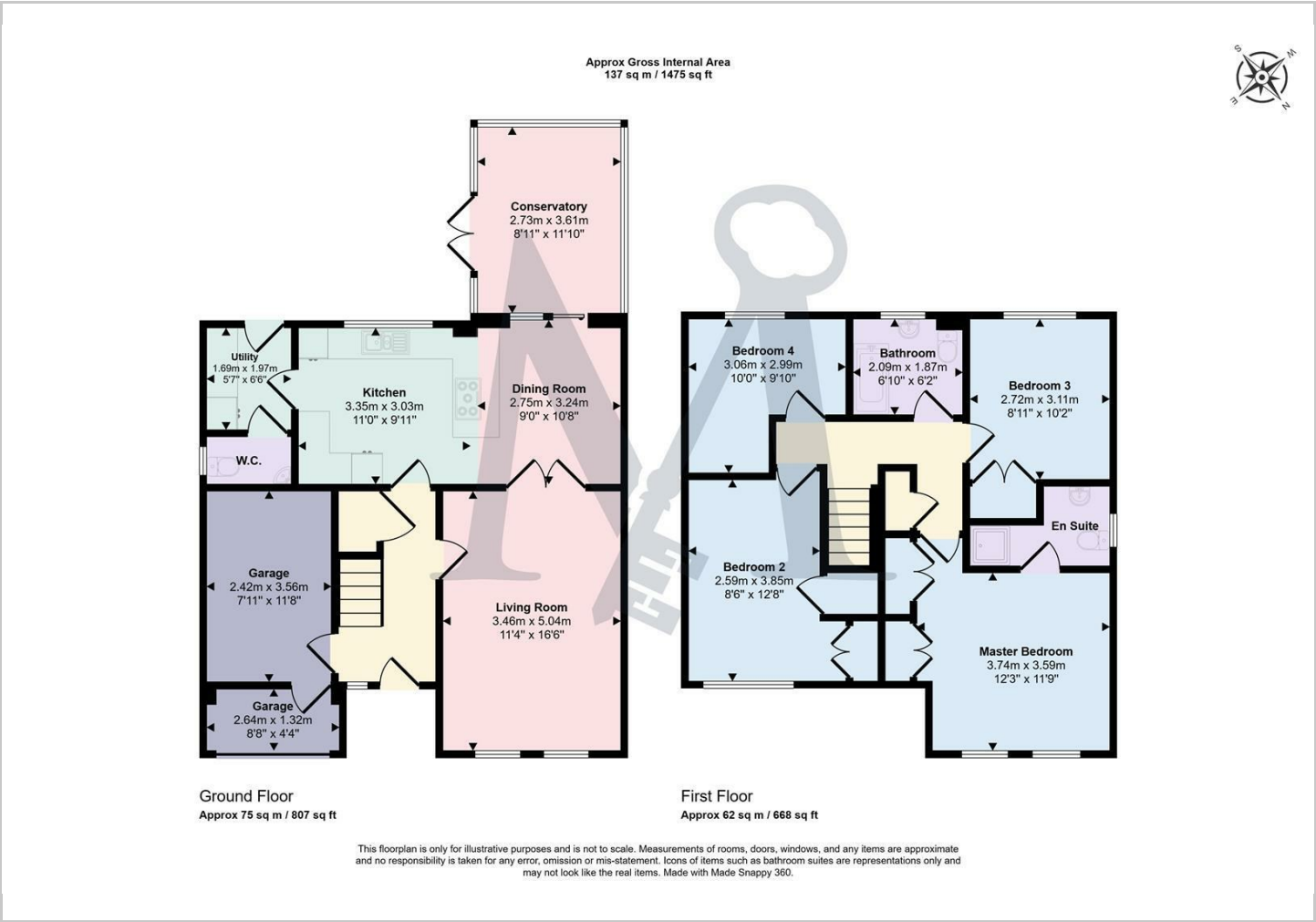




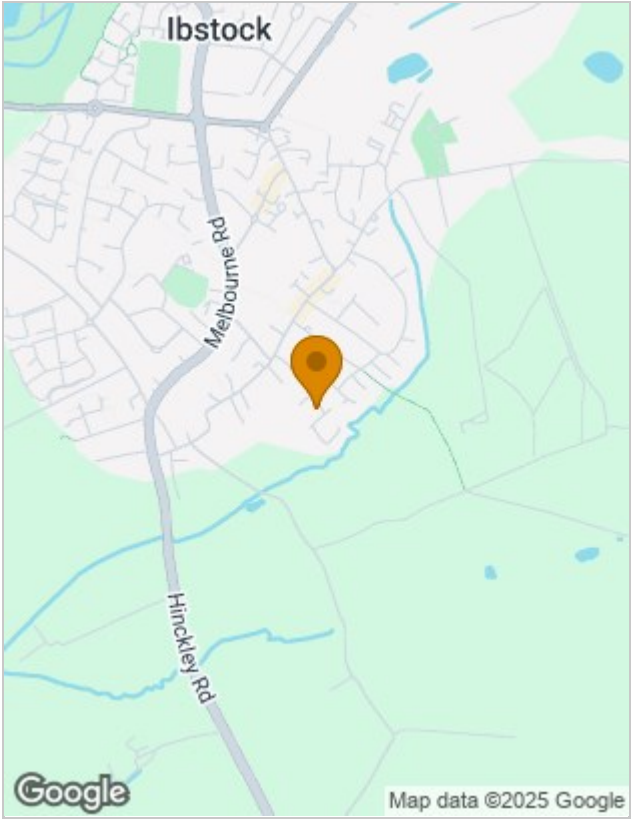




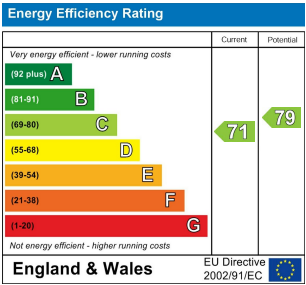
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.