



5 Brick Kiln Lane, Ibstock, LE67 6RF

£375,000

4 2 2



# Brief Description

This EXCEPTIONAL four bedroom detached family home has been THOUGHTFULLY EXTENDED and beautifully finished throughout, offering stylish and versatile accommodation ideal for modern family living. Occupying a GENEROUS CORNER PLOT within a quiet cul-de-sac just off the High Street, homes in this highly sought after cul-de-sac location rarely come to market.

The welcoming entrance hall features an oak staircase with glass balustrade and contemporary finishes throughout. To the front elevation, the BAY FRONTED LIVING ROOM offers a warm and inviting space with fitted Venetian blinds, wood effect flooring, and bespoke black twin steel doors opening into the impressive open plan kitchen diner.

The STYLISH KITCHEN is fitted with modern shaker style units, stone work surface, and integrated Bosch appliances including an induction hob, double oven, and grill. A breakfast bar provides additional seating, while the dining area flows into the extended family room with vaulted ceilings, skylights, extensive glazing, and bifold doors opening onto the landscaped rear garden, perfect for entertaining and family life.

Further ground floor accommodation includes a utility room, integral garage access, and a contemporary WC.

To the first floor are four well proportioned double bedrooms. The master bedroom benefits from fitted wardrobes, green views and a modern en-suite with walk in shower and stylish tiled finishes. Bedrooms two, three, and four are served by a contemporary family bathroom.

Externally, the landscaped rear garden has been designed for low maintenance enjoyment, featuring paved seating areas, artificial lawn, raised sleeper beds, enclosed fencing, and side gate access. A SUPERB SUMMER HOUSE/GARDEN ROOM provides versatile additional space ideal for working from home, relaxing, or entertaining, complete with power and lighting.

To the front, a tarmac driveway provides ample side by side parking and leads to the integral garage with electric door, power, and lighting



## ON THE GROUND FLOOR

Entrance Hall

Living Room

11'5" x 16'3" (3.49 x 4.97)

Kitchen

11'4" x 11'1" (3.46 x 3.38)

Dining Room

6'6", 321'6" x 8'7" (2,98 x 2.62)

Family Room

8'8" x 13'4" (2.65 x 4.08)

Utility Room

5'6" x 8'5" (1.7 x 2.58)

WC

## ON THE FIRST FLOOR

Master Bedroom

12'7" x 12'8" (3.85 x 3.87)

En-Suite

6'4" x 6'10" (1.94 x 2.1)

£375,000



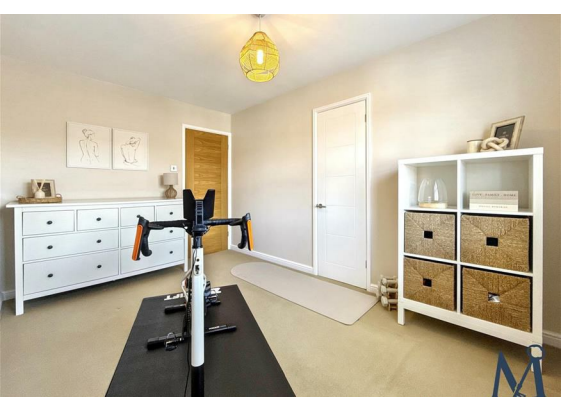
Bedroom 2	8'7" x 12'5" (2.62 x 3.8)
Bedroom 3	8'5" x 11'1" (2.58 x 3.4)
Bedroom 4	8'11" x 10'8" (2.73 x 3.27)
Bathroom	5'8" x 7'0" (1.75 x 2.15)
ON THE OUTSIDE	
Driveway	
Garage	8'10" x 17'7" (2.69m x 5.36m)
Rear Garden	
Garden Room	9'2" x 7'6" (2.8 x 2.31)

## Key Features

- Fantastic corner plot position
- Stunning en-suite to master bedroom
- Extended family living kitchen
- Landscaped rear garden
- Quiet cul-de-sac location just off the High Street
- Four double bedroom detached
- Contemporary family bathroom suite
- Bay fronted living room
- Superb summer house/garden room
- Virtual Property Tour Available

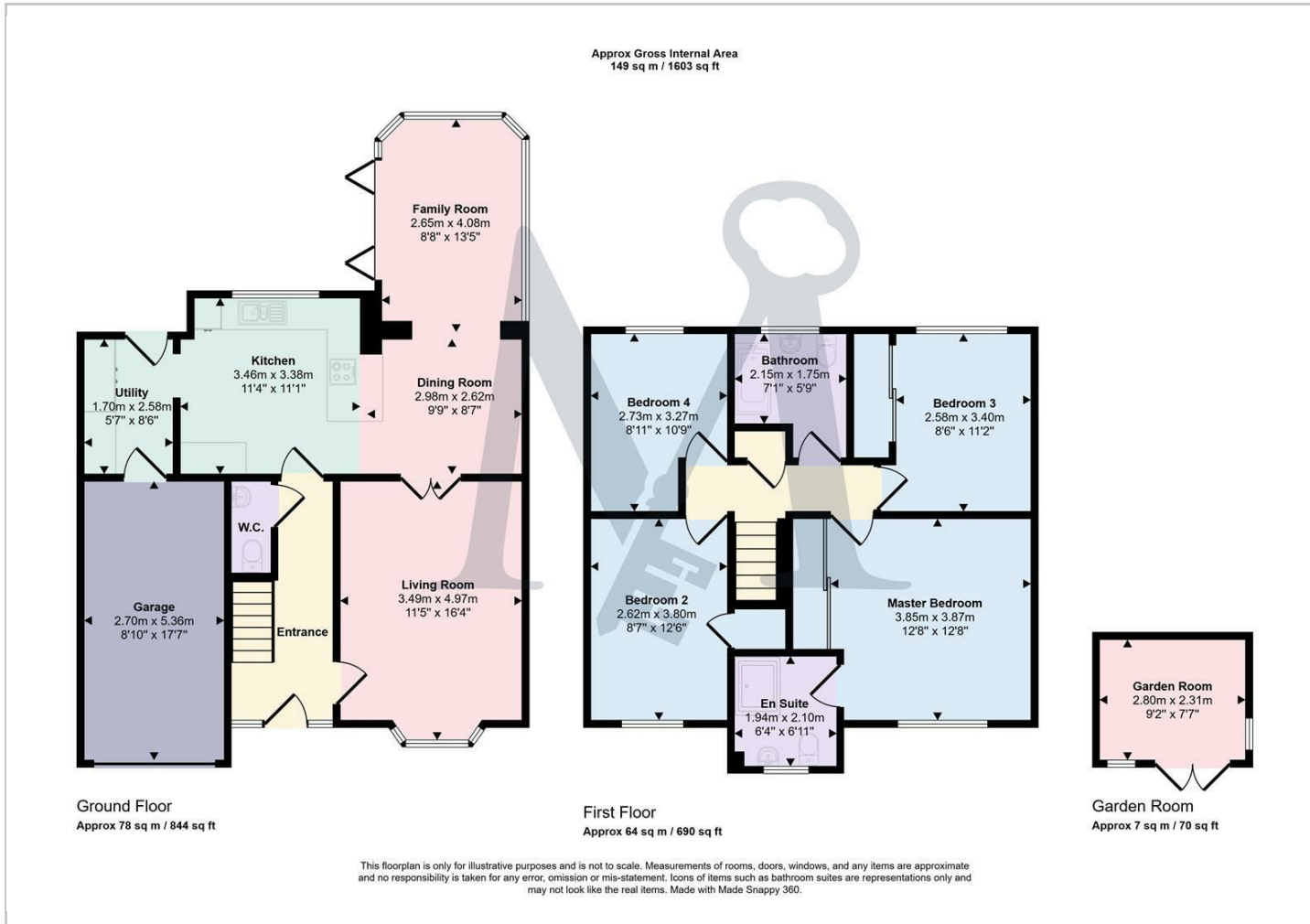








## Floor Plans



## Location Map



## Energy Performance Graph

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

## 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.

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