



8 St Denys Crescent
Ibstock, Coalville, LE67 6NX

£210,000



Brief Description

An excellent opportunity to acquire this WELL PRESENTED two bedroom semi-detached home, ideally suited to first-time buyers and situated within the popular village of Ibstock. Benefiting from a modern dining kitchen, contemporary bathroom, generous rear garden, detached garage and ample off road parking, this attractive property is ready to move straight into.

The accommodation begins with an entrance porch with laminate flooring and metre cupboard. The porch leads into the SPACIOUS LIVING ROOM, which enjoys dual aspect windows to the front and side elevations, allowing plenty of natural light. Further features include laminate flooring, ceiling coving, stairs rising to the first floor and an attractive fireplace with electric stove, oak mantel and tiled hearth.

To the rear is a SUPERB DINING KITCHEN fitted with modern grey shaker style units. Integrated appliances include a fridge freezer, oven and gas hob with extractor hood above, there is also space and plumbing for a washing machine. Additional benefits include a stainless steel sink, tiled splashbacks, wine fridge, rear facing windows and access to the garden.

The first floor landing provides access to all accommodation and includes a cupboard housing the recently replaced boiler. Bedroom one is a generous double room with fitted wardrobes, whilst bedroom two is another well proportioned double overlooking the rear garden.

The family bathroom is fitted with a CONTEMPORARY THREE PEICE SUITE comprising a panelled bath with mains shower over, wash hand basin and WC. Further benefits include tiled flooring, a chrome heated towel radiator and obscure glazed window.

Externally, the enclosed rear garden has been designed for low maintenance and features paved patios, lawned areas and planted beds.

The detached garage is currently utilised as a home bar and relaxation space, with a substantial timber shed. To the front, a gravelled garden and paved driveway provide OFF ROAD PARKING FOR MULTIPLE VEHICLES.





ON THE GROUND FLOOR

Entrance Porch

Living Room

13'10" x 13'8" (4.24 x 4.17)

Kitchen Diner

13'10" x 8'6" (4.24 x 2.6)

ON THE FIRST FLOOR

Landing

Bedroom One

10'11" x 10'10" (3.34 x 3.31)

Bedroom Two

8'0" x 11'9" (2.44 x 3.59)

Family Bathroom

5'7" x 6'4" (1.72 x 1.94)

ON THE OUTSIDE

Front Garden

Rear Garden

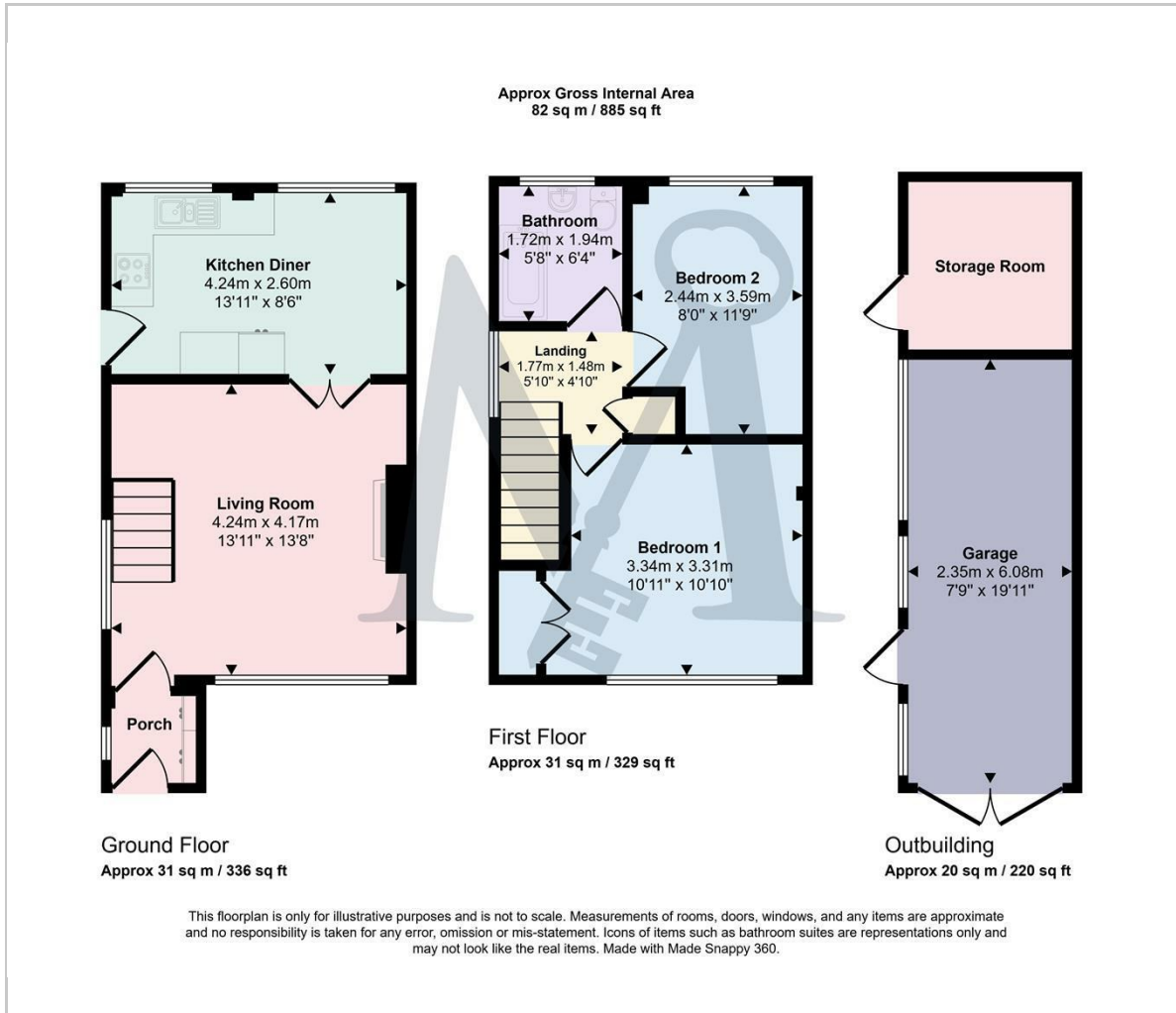
Driveway

Garage

7'8" x 19'11" (2.35 x 6.08)



Floor Plan



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.

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Area Map



Energy Efficiency Graph

