



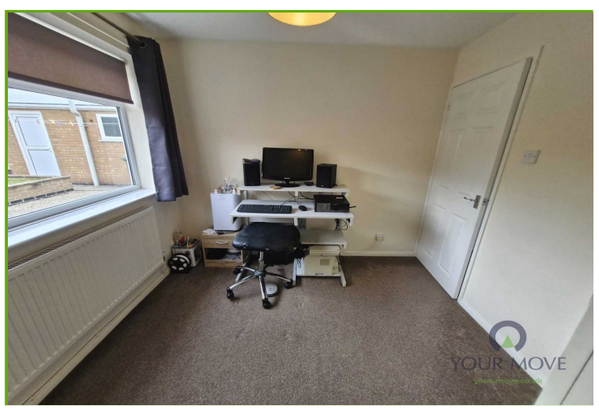












Linden Close, Ibstock,
Leicestershire, LE67

Asking Price: £220,000

Tenure: Freehold

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The Property Ombudsman

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Council Tax Band: C
EPC Rating: TBC
Local Authority: North West Leicestershire

Other important information which you will need to know about this property can be found at your-move.co.uk

Peacefully positioned within a sought-after cul-de-sac, this well-maintained two-bedroom detached bungalow offers comfortable single-level living with a private rear garden, detached garage and generous off-road parking. Ideally suited to downsizers or retirees, the property also benefits from a number of recent improvements and is ready to move into.

Description
Nestled within a quiet cul-de-sac in the popular village of Ibstock, this well-maintained two-bedroom detached bungalow offers comfortable single-level living, making it an excellent choice for downsizers or retirees.

Step inside and you're welcomed by an entrance hallway with a handy built-in storage cupboard with power, ideal for additional storage or housing a freezer. From here, the lounge sits to the front of the property, where a bay window fills the room with natural light and creates an inviting space to relax, with plenty of room for a dining table and a pleasant, private outlook.

The kitchen is positioned just off the lounge and has been refreshed with updated finishes and a new extractor fan. It offers a range of wall and base units, a freestanding induction hob and electric oven, plumbing for a washing machine, under-counter fridge space and a convenient side access door.

Moving through to the rear of the bungalow, you'll find Bedroom One, a comfortable double enjoying views over the garden, alongside Bedroom Two, a generous single that's equally suited as a guest room or home office.

Completing the accommodation is the wet room, fitted with a new electric shower, wash hand basin, W/C, spotlights and a skylight that fills the space with natural light.

Outside, the generous tarmac driveway provides off-road parking for three to four vehicles and leads to a detached garage with power, complete with a useful storage room to the rear, ideal as a workshop. The private rear garden is a lovely place to unwind, featuring a patio seating area, lawn, second patio and mature hedging, while enjoying very little overlooking. Further improvements include a new boiler, new gas and electric meters, thermostat and recent roof repairs.

Location
Ibstock is a well-connected village in North West Leicestershire, offering a strong range of everyday amenities including independent shops, cafés, pubs, a pharmacy, and a supermarket. Surrounded by open countryside and close to the National Forest, it also benefits from nearby green spaces such as Sence Valley Forest Park. Excellent road links via the A447 and A42 provide easy access to Coalville, Ashby and wider Midlands commuter routes, blending rural living with everyday convenience.

Ground Floor

Entrance Hall
4' x 4' (1.22m x 1.22m)
Built-in storage cupboard with power.

Lounge
13'11" x 13'11" (4.24m x 4.24m)
Front-facing bay window and space for dining.

Kitchen
10'9" x 8'9" (3.28m x 2.67m)
Fitted with wall and base units, induction hob and side access.

Bedroom One
11'8" x 9'8" (3.56m x 2.95m)
Comfortable double with garden views.

Bedroom Two
8'8" x 8'7" (2.64m x 2.62m)
Versatile second bedroom, ideal as a guest room or home office

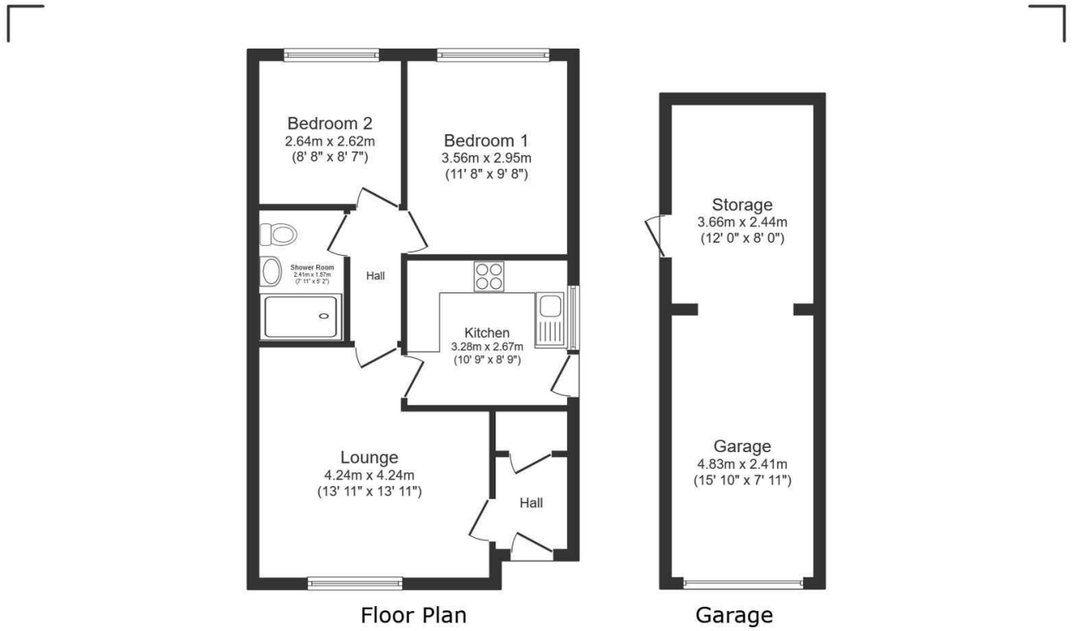
Shower Room
7'11" x 5' (2.41m x 1.52m)
New electric shower and with a skylight.

Outside

Front
Tarmac driveway providing parking for 3–4 vehicles, detached garage with power and a useful rear workshop/storage room.

Garden
Private and minimally overlooked, with patio seating areas, lawn and mature hedging.

For full EPC please contact the branch.



Total floor area: 75.8 sq.m. (816 sq.ft.)

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All Measurements are Approximate.

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Floorplan Clause
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