

Mill Hill Wood Way, IBSTOCK, Leicestershire

Asking Price: £350,000

Frank Innes
est. 1932













**NO CHAIN ** BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE WITH DETACHED GARAGE, occupying an attractive position within the highly sought-after village of Ibstock.

Upon entering, you are welcomed by a bright and inviting entrance hall. The hallway provides access to a useful storage cupboard, a contemporary guest WC and stairs rising to the first-floor accommodation.

The lounge is flooded with natural light through the triple spect windows to both the front and side elevations.

The open-plan kitchen/dining room features a comprehensive range of sleek modern cabinetry, quality integrated appliances, a double oven and four-ring gas hob and French doors seamlessly connect the interior with the rear garden. Complementing the kitchen is a separate utility room, offering additional storage, workspace and convenient access to the garden.

To the first floor, a spacious landing leads to four generously proportioned bedrooms and family bathroom. The master bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while the remaining bedrooms are served by the contemporary family bathroom fitted with a shower over bath.

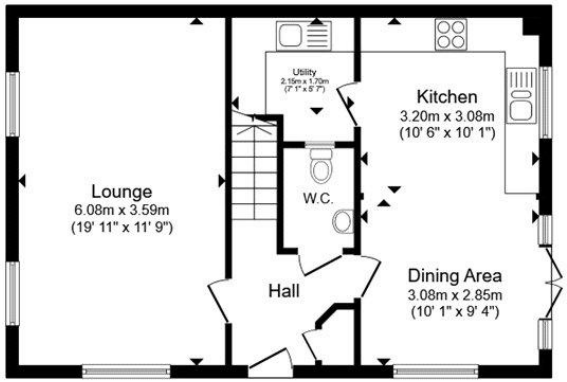
Externally, the property has a low maintenance landscaped rear garden with artificial lawn and patio area. To the side, a private driveway provides off-road parking with EV charger and leads to a detached single garage.

VIEWINGS STRICTLY THROUGH COALVILLE FRANK INNES!

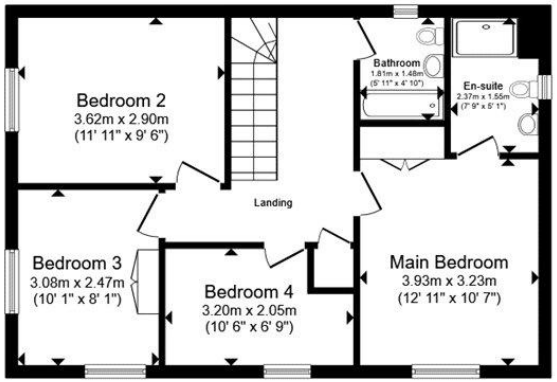
**Please note that an AML fee is chargeable once an offer is accepted to...



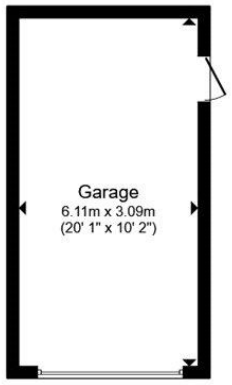




Ground Floor



First Floor



Garage

Total floor area 129.7 m² (1,396 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Frank Innes
est. 1932





Council Tax Band: **D**

Tenure: **Freehold**

Viewing by appointment

T: 01530 510393
E: coalville@frankinnes.co.uk
13 Belvoir Road, Coalville, Leicestershire, DX 23659 COALVILLE, LE67 3PD

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Frank Innes is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: COA_COA260254_R6PL_8