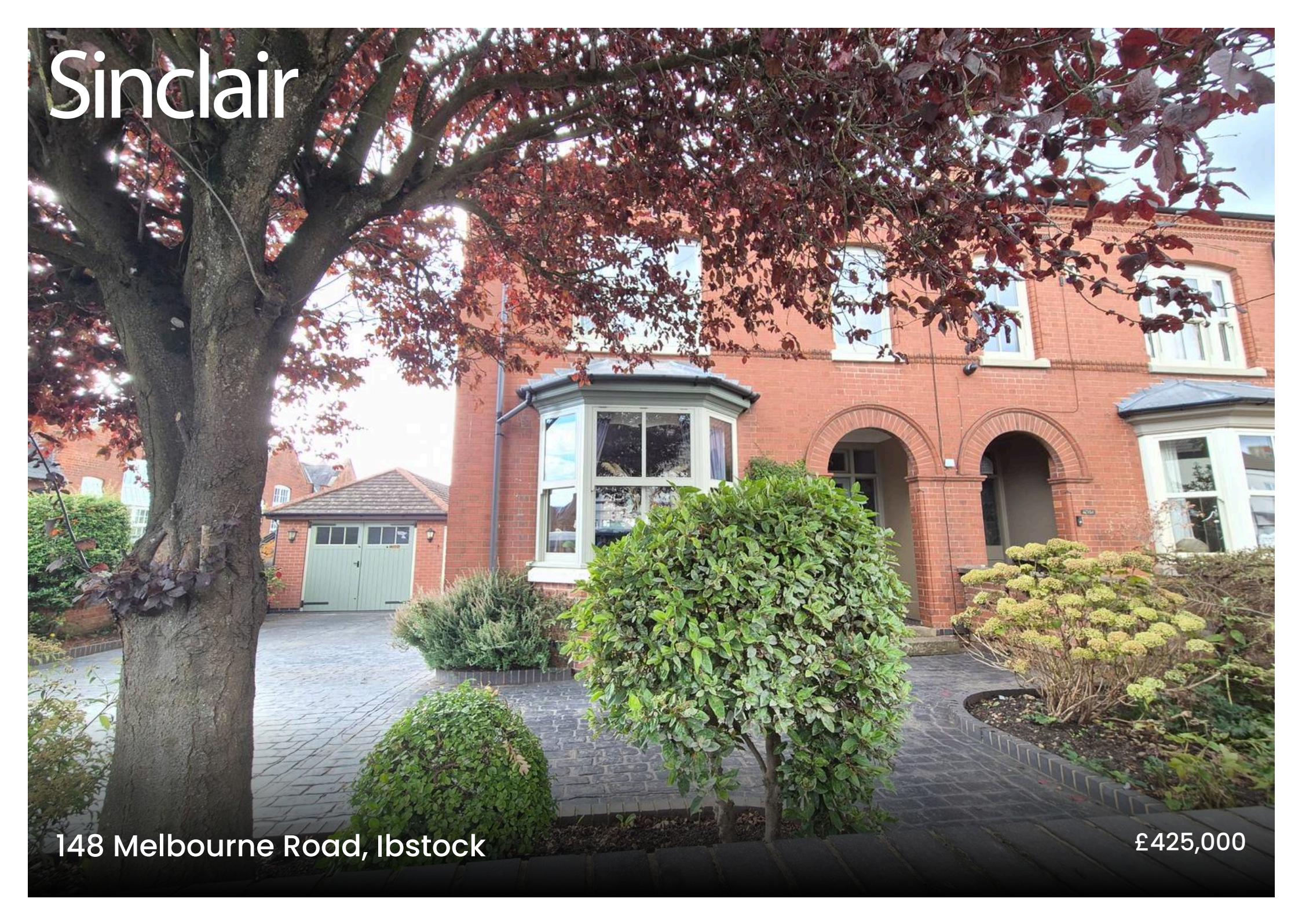


Sinclair

A photograph of a two-story red brick house. The house features a prominent bay window with white trim and a dark roof. Below the bay window, there are two arched doorways. To the left, a green double garage door is visible. The foreground is dominated by a large tree with dark red leaves on the left and a large green bush in the center. The ground is paved with grey stones.

148 Melbourne Road, Ibstock

£425,000

148 Melbourne Road

Ibstock

This impressive FOUR BEDROOM SEMI DETACHED PERIOD HOME combines generous proportions with plenty of character. Featuring high ceilings throughout, the accommodation includes a spacious lounge, separate dining room, well appointed kitchen/diner, utility room and ground floor shower room, four good sized bedrooms and a family bathroom. Outside, an oversized detached garage provides secure parking and additional storage, a separate workshop, additional home office/playroom and driveway providing off road parking for multiple vehicles. Ideally positioned close to schools, shops and transport links, this characterful home offers excellent space in a highly sought-after location.

Council Tax band: B

Tenure: Freehold

- Period Property
- Four Bedrooms
- Detached Oversized Garage
- High Ceilings
- Large Garden
- Sought After Location



GROUND FLOOR

Reception Hall

Entered through a timber framed single glazed lead lined front door with adjacent windows to either side and comprising dado rail, picture rail, coving, stairs rising to the first floor with access to under stairs storage and timber effect LVT flooring.

Lounge

15' 0" x 12' 8" (4.57m x 3.86m)

Having timber framed double glazed sash bay window to front with picture rail, coving, ceiling rose and a freestanding cast iron log burner which bisects the lounge and dining room's respectively.

Dining Room

12' 6" x 12' 7" (3.81m x 3.84m)

Enjoying continued flooring from the entrance hall and comprising a picture rail, ceiling rose, coving, recess cabinet, freestanding cast iron log burner and benefiting from a dual aspect with timber framed double glazed sash windows to side and rear elevations.

Kitchen/Diner

11' 7" x 12' 8" (3.53m x 3.86m)

Inclusive of a range of wall and base units with part solid granite work surfaces, a Belfast sink with swan neck mixer tap, a free standing electric cooker with extractor hood over, continued flooring from the entrance hall, coving, timber framed double glazed sash window to side and further timber framed double glazed arched window to rear.



Utility Room

9' 2" x 7' 7" (2.79m x 2.31m)

Having sink and drainer unit, space and plumbing for multiple appliances, continued flooring from the kitchen/diner, timber framed double glazed window to side, wall mounted gas fired central heating boiler, separate loft hatch, fitted storage cabinet and accessing the private rear garden via a side door.

Shower Room

5' 3" x 8' 0" (1.60m x 2.44m)

This three piece suite comprises a low level w.c, shower enclosure with thermostatic mixer tap over, pedestal wash hand basin, continued flooring from the utility room, whilst also comprising loft hatch, timber framed double glazed window to side, chrome heated towel rail, inset downlights, a fitted storage cupboard and extractor fan.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to four good size bedrooms and the family bathroom and comprises a dado rail, picture rail, coving and loft hatch.

Bedroom

9' 1" x 5' 9" (2.77m x 1.75m)

Having timber frame double glazed sash window to front, picture rail and timber effect laminate flooring.

Bedroom

12' 8" x 12' 8" (3.86m x 3.86m)

Having timber flooring, picture rail, timber framed double glazed sash window to front and side and a cast iron fireplace cover.

Bedroom

12' 6" x 12' 7" (3.81m x 3.84m)

Having a dual aspect with timber framed double glazed sash windows to side and rear, timber flooring, picture rail and cast iron fireplace cover with a tiled hearth.



Bedroom

11' 8" x 9' 5" (3.56m x 2.87m)

Having timber framed double glazed sash window to side, picture rail, timber flooring and an airing cupboard housing the hot water cylinder.

Family Bathroom

5' 8" x 7' 7" (1.73m x 2.31m)

This four piece suite comprises a high flush w.c, pedestal wash hand basin, free standing roll top bath and a bidet, whilst also offering a chrome heated towel rail, part tiled walls, a ceiling rose, coving, ceramic tiled flooring, opaque timber framed double glazed sash window to side and having alcove shelving.

Rear Garden

Enjoying a paved patio area facilitated by wall mounted lantern style lighting and a water point and hosting a range of flower beds with timber frame pergola, well maintained lawn with block edging and surrounded by combination of box hedging and a brick wall surround whilst also hosting trees and shrubs.

Home Office/Playroom

9' 1" x 11' 0" (2.77m x 3.35m)

Having vaulted ceilings with king trust beams, inset downlights, two uPVC double glazed windows to rear with timber effect laminate flooring and uPVC French doors.

Workshop

14' 1" x 13' 0" (4.29m x 3.96m)

Having both light and power, a fitted low level w.c, a workbench, double opening doors with timber framed single door to side.



Front Garden

Being partly surrounded by a dwarf brick wall and complemented by a host of trees and shrubs and giving way to the front door via an open entrance porch with decorative floor tiling.

Driveway

A moulded concrete block paved effect driveway offers off road parking for multiple vehicles and access to the double garage.

Garage

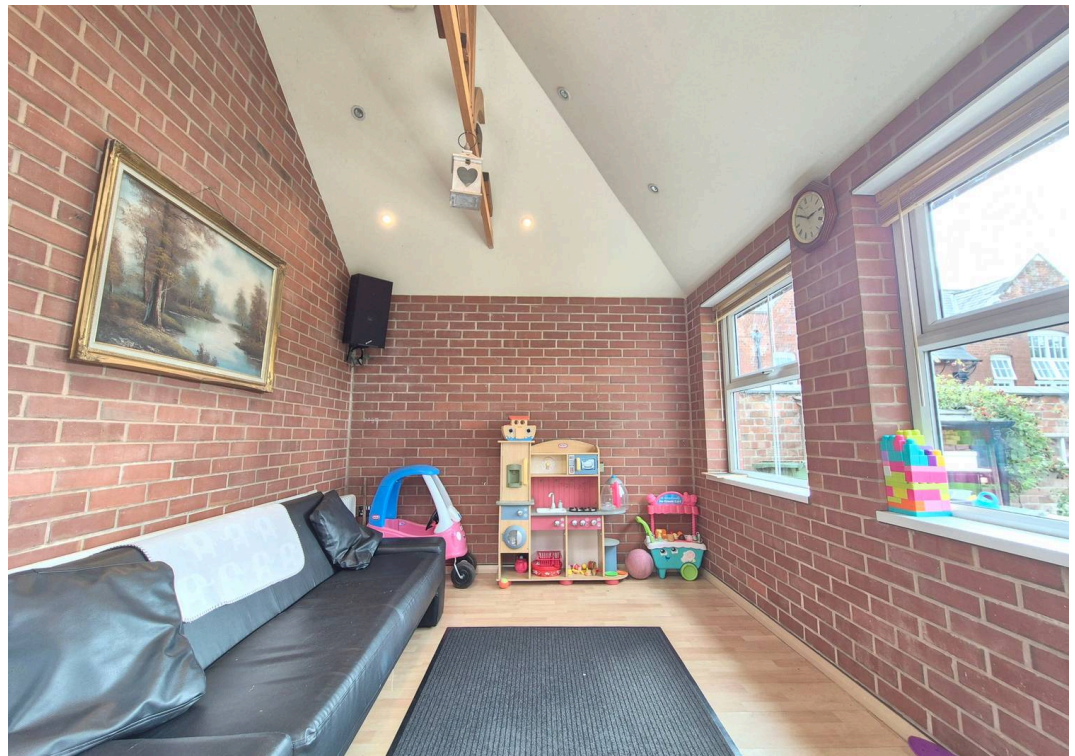
17' 9" x 11' 0" (5.41m x 3.35m)

Being oversized and having double opening timber doors with inset single glazed panels and further personnel door to side whilst benefiting from both light and power.











Ground Floor



First Floor





Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) – The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.