



MAYNARD  
ESTATES



276 Melbourne Road, Ibstock, LE67 6NR

£340,000





# Brief Description

Located on Melbourne Road in the charming village of Ibstock, this DELIGHTFUL DETACHED house offers a perfect blend of MODERN LIVING and PERIOD CHARM. With three bedrooms and a versatile living space, this extended family home is sure to capture the hearts of many.

As you enter through the elegant front French doors, you are greeted by a welcoming entrance porch that leads into a stunning hall featuring a stained glass timber front door, wall paneling, and ceiling coving. The VERSATILE RECEPTION ROOMS provide ample opportunity for personalisation; the front dining room, with its inviting open fire and BAY WINDOW adorned with fitted Roman blinds, could easily serve as a snug or playroom, depending on your needs.

At the heart of the home lies a well-designed DINING KITCHEN, equipped with modern wall and base units, an integrated double oven, gas hob, and dishwasher, along with space for an American fridge/freezer. The adjoining DINING AREA boasts another CHARMING OPEN FIREPLACE, creating a warm and inviting atmosphere for family meals. The rear extension features a STUNNING FAMILY ROOM with a VAULTED CEILING and French doors that open onto the beautifully maintained garden, along with a lovely feature bay and feature stained glass window, allowing natural light to flood this space. The family room also connects to a convenient UTILITY ROOM and ground floor WC.

Upstairs, you will find THREE BEDROOMS and a FAMILY SHOWER ROOM, providing comfortable living spaces for all. The outdoor area is equally impressive, featuring a SUNLIT GARDEN with a large sandstone patio, expansive lawn, and mature trees, all enclosed for privacy. The front garden is thoughtfully landscaped, complemented by a BLOCK-PAVED DRIVEWAY that accommodates parking for several vehicles, leading to an OAK CARPORT and TANDEM GARAGE.

This well-loved home, overlooking football field to the rear, is a rare find and is sure to be popular among families seeking a blend of comfort and character.

£340,000



## ON THE FROUND FLOOR

Entrance Porch

Entrance Hall

Dining Room 11'1" x 13'6" (3.38m x 4.11m)

Kitchen 8'2" x 8'7" (2.49m x 2.62m)

Dining Area 11'1" x 12'7" (3.38m x 3.84m)

Living Room 14'6" x 14'11" (4.42m x 4.55m)

Utility Room 4'8" x 10'4" (1.42m x 3.15m)

Ground Floor WC 4'5" x 4'0" (1.35m x 1.22m)

## ON THE FIRST FLOOR

Landing



Bedroom 1	11'1" x 12'5" (3.38m x 3.78m)
Bedroom 2	10'9" x 11'6" (3.28m x 3.51m)
Bedroom 3	7'2" x 7'1" (2.18m x 2.16m)
Family Shower Room	8'2" x 8'8" (2.49m x 2.64m)

#### ON THE OUTSIDE

Front Garden	
Rear Garden	
Driveway	
Carport	
Tandem Garage	10'1" x 25'6" (3.07m x 7.77m)

## Key Features

- Beautifully Presented Period Home
- Bay Fronted Reception Room
- Utility Room & Ground Floor WC
- Playing Field Views To The Rear
- Block Paved Driveway & Carport
- Extended Family Room
- Open Plan Kitchen Diner
- Modern Family Shower Room
- Tandem Garage With Electric Door
- Virtual Property Tour Available





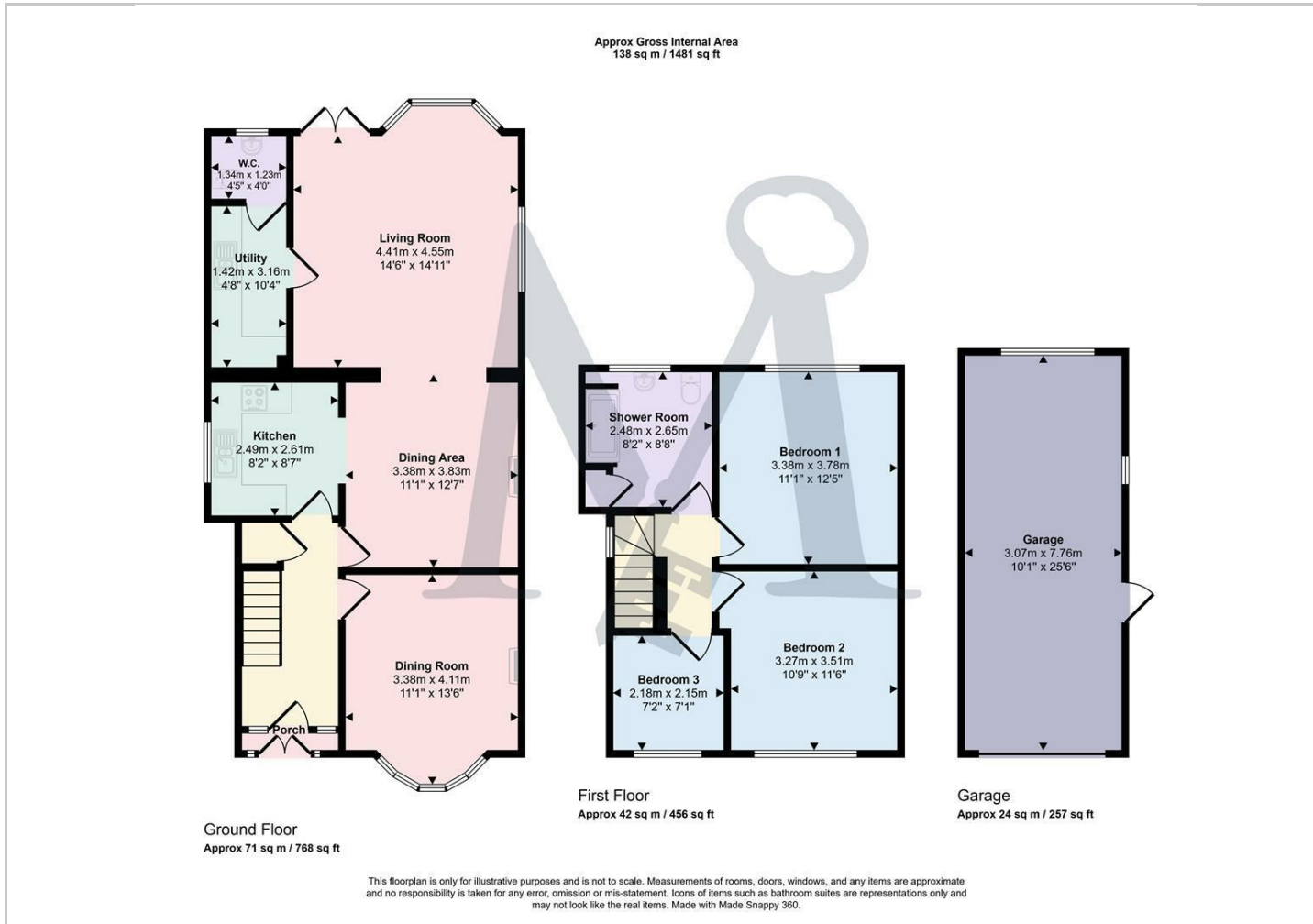




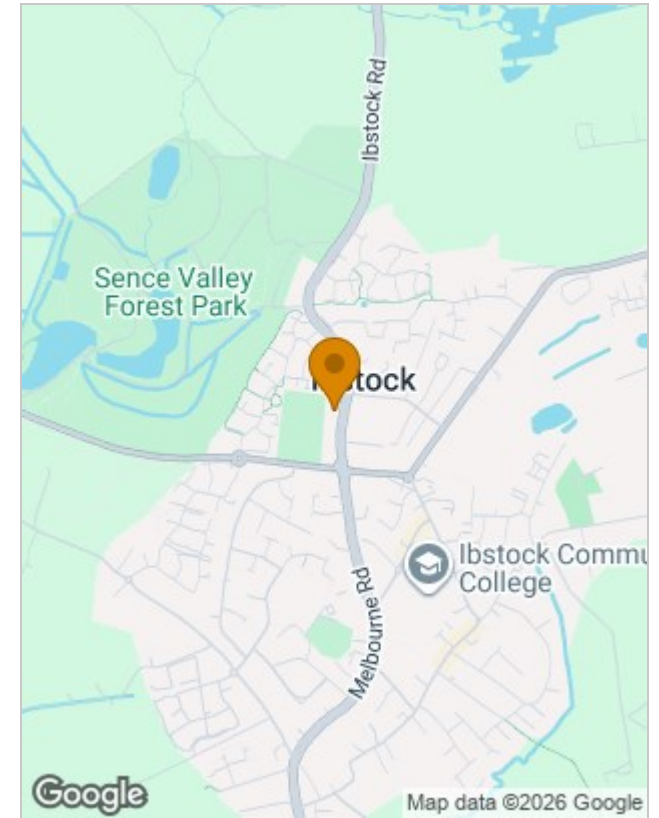




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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