

Legion Drive

Ibstock, LE67 6JG

John
German





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£370,000

A beautifully presented four-bedroom detached family home offering bright, spacious accommodation, a stylish kitchen diner, conservatory, generous living room, en suite to the principal bedroom and a well-kept rear garden. With an integral garage and driveway parking for two cars, this is a home that combines practicality with a warm, modern finish throughout.



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The welcoming hallway gives access to the main ground-floor accommodation, with stairs rising to the first floor and a useful guest WC tucked neatly away.

To the front is a generous living room, a comfortable and well-proportioned space with a bay window allowing plenty of natural light. The room offers ample space for a range of seating and creates a relaxed setting for everyday family life.

Running across the rear of the property is the impressive kitchen diner, which forms the real heart of the home. Finished with sleek grey gloss cabinetry and light work surfaces, the kitchen offers a good range of storage and preparation space alongside a built-in oven, hob and extractor. There is also space for informal seating, while the dining area comfortably accommodates a family dining table, making this a sociable room for both everyday meals and entertaining.

Sliding doors from the dining area open directly into the conservatory, creating an easy flow between the indoor and outdoor living spaces. Bright and inviting, the conservatory provides an additional sitting area with views over the garden and direct access onto the patio.

Upstairs, the first-floor landing leads to four bedrooms and the family bathroom. The principal bedroom is a spacious double with built-in wardrobe and its own en suite shower room. The remaining bedrooms are all well presented also with built-in wardrobes/storage.

The family bathroom is finished in a modern neutral style, with contemporary tiling and a white suite incorporating a bath with shower over, WC and wash hand basin.

Outside, the rear garden has been thoughtfully maintained and offers a pleasant mix of lawn and established planted borders. A block-paved patio provides a generous seating area immediately outside the house, ideal for outdoor dining and entertaining, while the lawn beyond creates a good amount of usable garden space.

To the front, a tarmac driveway provides off-road parking for two cars and leads to the integral garage, while the remaining frontage is laid to lawn with established planting.

Overall, this is a bright, modern and well-cared-for family home with a particularly strong balance of living space, bedroom accommodation and outdoor space, all presented in a style that should make it easy for a new owner to move straight in and enjoy.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. This property may be subject to restrictive covenants.

Property construction: Traditional

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band D

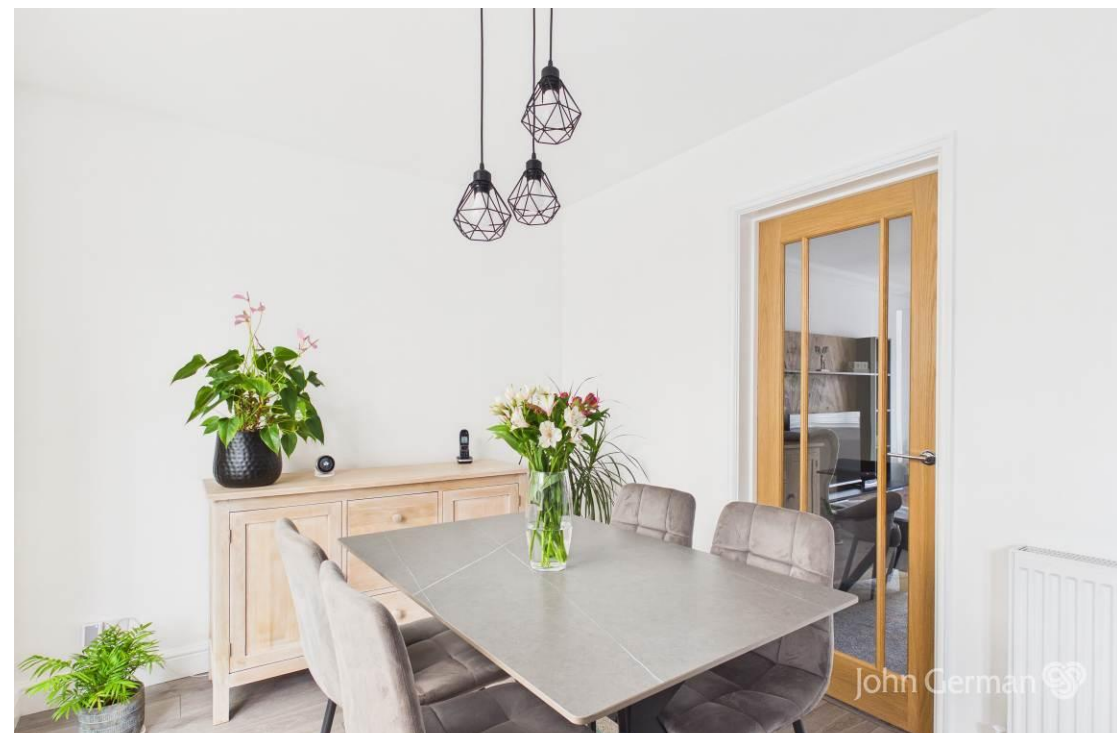
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11092026

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Steam &
Serenity

John German



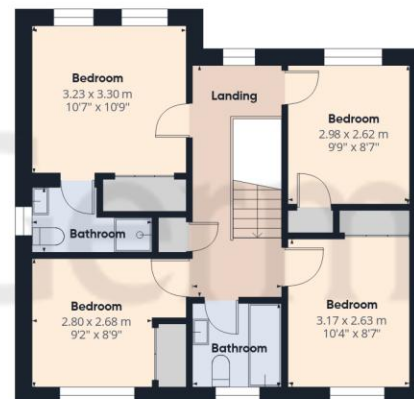


Ground Floor

Approximate total area⁽¹⁾

125.4 m²

1349 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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