



22 Grange Road , Ibstock, LE67 6LF £145,000

This 3-bedroom terraced home, perfectly positioned within the popular village of Ibstock, offers an excellent opportunity for first-time buyers. This charming property presents accommodation that combines traditional character with practical modern living, with the significant advantage of no onward chain complications.

The thoughtfully arranged ground floor accommodation flows seamlessly from a welcoming lounge through to a well-proportioned dining room that enjoys direct access to the rear garden, creating a natural entertaining space perfect for family gatherings and summer dining. The practical galley kitchen, positioned to the rear of the property, maximises the available space whilst providing all essential amenities for daily family life. This clever layout ensures both functionality and flow, making the most of every square foot available. Following on from the kitchen is the bathroom, bathroom.

Upstairs, the property continues to impress with two generously proportioned double bedrooms that offer excellent flexibility for family arrangements, complemented by a practical single bedroom ideal for children, guests, or even a home office space. whilst convenient loft access from the landing provides valuable additional storage potential. The overall accommodation

- Excellent first-time buyer opportunity
- Chain-free purchase
- Three bedrooms
- Long rear garden, with brick built shed
- Two reception rooms
- Genuine village community - Access to Ibstock's local amenities including shops, schools, and recreational facilities
- Ibstock's excellent reputation for family living with strong community spirit and comprehensive local amenities within walking distance
- Outstanding transport connectivity - Swift access to M42/A42 motorway network providing excellent commuter links to Birmingham, Leicester, and major Midlands employment centres

Viewing

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.



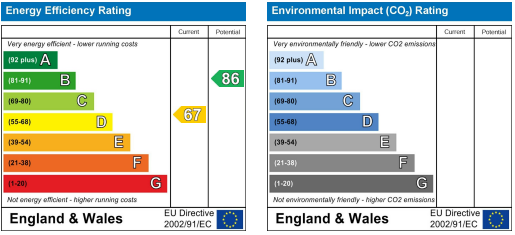
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.