



Sinclair

109 Ibstock Road, Ellistown, Leicestershire, LE67 1EE

£160,000

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Property at a glance

- Two Good Sized Bedrooms
- Traditional Styled
- First Floor Bathroom
- Council Tax Band*: A
- Terrace Home
- Two Reception Rooms
- No Upward Chain
- Price: £160,000

Overview

**** OFFERED WITH NO UPWARD CHAIN **** This TWO BEDROOM TERRACE HOME situated within the popular commuter village of Ellistown comes to the market benefitting from two ground floor reception rooms and kitchen with a side lean-to offering additional storage and having stairs rising to the first floor giving way to two good sized bedrooms and the three piece bathroom. Externally, the property features a good sized rear garden with paved patio and extensive lawn. EPC RATING D.

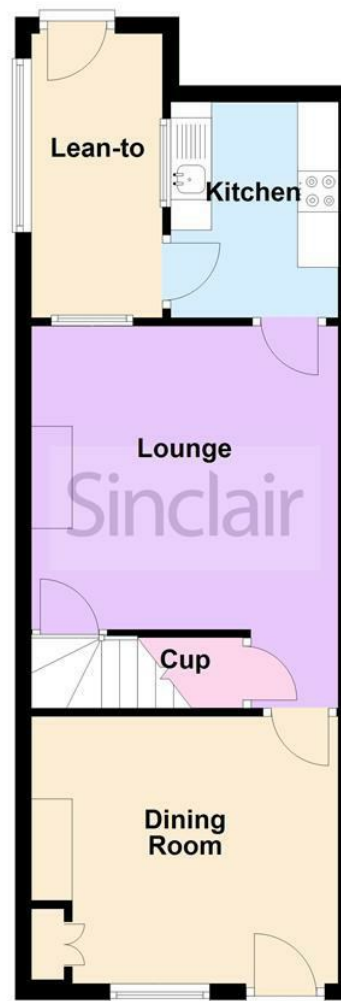
Location**

Ellistown is a village approximately 2 miles south of Coalville in the National Forest, close to the Sence Valley Forest Park and the Charnwood Forest. It has a Community Primary School, parish church, two shops, a petrol station, a Post Office, hairdressers, fish and chip shop, recreational areas and a new Aldi supermarket recently opened on the Beveridge Lane. Sunnyside Garden Centre and café are close by on the Ibstock outskirts of the village. Ellistown, which is named after a Colonel Joseph Joel Ellis, is excellently placed for junction 22 of the M1 motorway and the neighbouring town of Coalville which offers an excellent range of shopping, educational and leisure facilities. Nearest Airport: East Midlands (13.9 miles) Nearest Train Station: Loughborough (11.9 miles) Leicester Train Station (12 miles) Nearest Town/City : Coalville (3.1 miles) Nearest Motorway Access: A/M42 (J13, 6.8 miles) M1 (J22 3.5 miles).

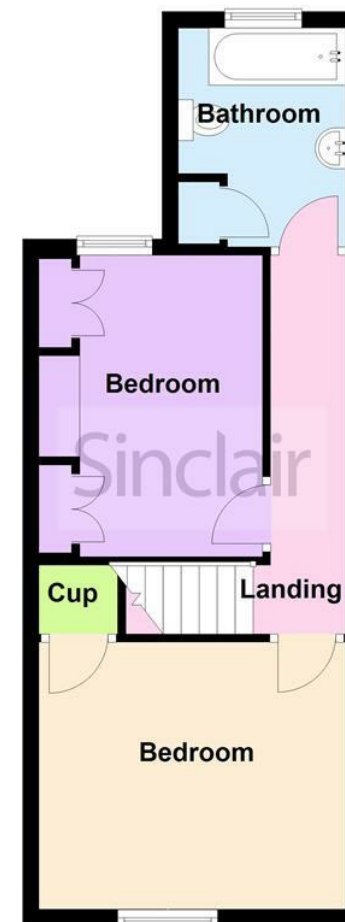


**** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.**

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Dining Room

12'4" x 10'9" (3.76m x 3.28m)

Entered through a uPVC front door with inset opaque double glazed panel and having an adjacent uPVC double glazed window to front.

Lounge

12'4" x 11'8" (3.76m x 3.56m)

Benefitting from stairs rising to the first floor along with access to under stairs storage and uPVC double glazed window to rear.

Kitchen

6'9" x 8'8" (2.06m x 2.64m)

Inclusive of an attractive range of base and wall units with complementary rolled edge work surfaces, four ring gas hob with extractor hood over, tiling to splash prone areas, sink and drainer unit, electric double oven/grill and integrated fridge. Other benefits include timber effect vinyl flooring, uPVC double glazed window to side and uPVC double glazed door accessing the lean-to.

Lean-To

Being of timber framed construction with polycarbonate roof and having uPVC door accessing the rear garden and offers an area of storage.

FIRST FLOOR

Landing

Stairs rising to the first floor gives way to two double bedrooms and family bathroom.

Bedroom One

12'4" x 10'9" (3.76m x 3.28m)

Having uPVC double glazed window to front and access to over stairs storage.

Bedroom Two

7'7" x 11'8" (2.31m x 3.56m)

Enjoying a range of fitted wardrobes and having uPVC double glazed window to rear.

Bathroom

6'9" x 8'3" (2.06m x 2.51m)

This three piece white suite comprises a low level push button w.c, pedestal wash hand basin with mixer tap, panelled bath with thermostatic mixer shower over, tiling to splash prone areas, opaque uPVC double glazed window to rear, extractor fan and airing cupboard housing the gas fired central heating boiler.

OUTSIDE

Rear Garden

Having a paved patio giving way to lawn with a paved walkway accessing the rear of the lawned garden which in turn is surrounded by timber close board fencing.





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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

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