



Parkers Close, Ellistown, Coalville, LE67 1DW



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

A MODERN 4 BEDROOM DETACHED HOUSE SITUATED WITHIN A SMALL CUL DE SAC. 3 RECEPTION ROOMS, FITTED KITCHEN, 4 BEDROOMS, EN SUITE SHOWER ROOM AND FAMILY BATHROOM, DRIVEWAY, DETACHED GARAGE AND ENCLOSED REAR GARDEN.

This attractive modern detached house is situated within a small cul de sac on the edge of Ellistown with convenient access to local facilities and the motorway network. The accommodation has gas central heating and UPVC double glazing and includes entrance hall, cloakroom/w.c., lounge with patio doors to rear, dining room, playroom/study, fitted kitchen and utility area. To the first floor is a part gallery landing, master bedroom with en suite shower room, 3 further good sized bedrooms and family bathroom with separate shower cubicle.

Outside offers a driveway and parking to the front leading to a detached garage. There is a fully enclosed and fenced side and rear garden.

The property has a covenant which states that the property will not be used at any time for immoral or illegal purposes.





Key Features

- MODERN 4 BEDROOM DETACHED FAMILY HOME
- SMALL CUL DE SAC LOCATION
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- ENTRANCE HALL, CLOAKROOM/W.C., REAR LOUNGE
- SEPARATE DINING ROOM, PLAYROOM/STUDY
- FITTED KITCHEN AND UTILITY AREA
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM, 3 FURTHER BEDROOMS
- DRIVEWAY AND DETACHED GARAGE
- ENCLOSED SIDE AND REAR GARDENS
- NO CHAIN

Guide Price
£279,950

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:- [leaned.com/surveyors](https://www.leaned.com/surveyors)

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

With door to front, radiator, staircase to first floor, cloaks cupboard.

CLOAKROOM/W.C.

With window to side, w.c., wash basin, tiled splashbacks, radiator.

DINING ROOM

With window to front, radiator and coving,

PLAYROOM/STUDY

With window to front and radiator,

LOUNGE

With patio doors to rear, radiator and electric fire.

BREAKFAST KITCHEN

With window to rear, fitted base and wall units, work surfaces and breakfast bar, stainless steel sink top, gas hob, electric oven, cooker hood, space and plumbing for dishwasher, tiled floor and splashbacks, radiator.

UTILITY ROOM

With half glazed door to side, full height units, work surface, wall mounted central heating boiler.

1ST FLOOR GALLERY LANDING

With window to side, radiator, airing cupboard with hot water cylinder.

BEDROOM 1

With window to rear, radiator and air conditioning unit.

EN SUITE SHOWER ROOM

With window to rear, w.c., wash basin and shower cubicle with mains shower, tiled splashbacks and floor.

BEDROOM 2

With window to front and radiator.

BEDROOM 3

With 2 windows to front and radiator.

BEDROOM 4

With window to rear and radiator.





BATHROOM

With window to side, suite comprising w.c., wash basin, bath and corner shower cubicle, tiled splashbacks and floor, heated towel rail.

OUTSIDE

To the front of the property is a tarmac driveway providing parking for at least 2 vehicles, gated access between the house and garage leads to the side and rear gardens.

DETACHED GARAGE

width 15'6" x depth 12'9" (width 4.72m x depth 3.89m)

With double electric up and over door to front, power and lighting, cold water tap, further door and window to side.

SIDE AND REAR GARDEN

To the side is an extensive block paved area which extends round to the rear to a further patio area, lawn, timber garden shed.

Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

Market Appraisals

If you have a house to sell then we offer a Free Valuation, without obligation.

Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



Floorplan



Ground Floor
Floor area 65.1 sq.m. (701 sq.ft.) approx



First Floor
Floor area 61.3 sq.m. (660 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.
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EPC Rating - C

Tenure - Freehold

Council Tax Band - D

Local Authority
North West Leicestershire

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Loughborough office on 01509 235534



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