



4 Exmoor Close

Ellistown | LE67 1FP | Guide Price £310,000 - £320,000

ROYSTON  
& LUND



- \*\*GUIDE PRICE £310,000 - £320,000\*\*
- High Spec Solar Panels With Converter And Battery In The Loft
- Ample Off Street Parking For Multiple Vehicles
- Excellent Transport Links
- EPC Rating - B
- Four Bedroom Detached Family Home
- Integrated Kitchen Appliances
- Principle Bedroom With Ensuite
- Catchment Area For Well Regarded Schools
- Freehold Council Tax Band - D





**\*\*GUIDE PRICE £310,000 - £320,000\*\***

Royston and Lund are delighted to bring to the market this four bedroom detached property located in Ellistown. Situated close by to numerous amenities such as local shops, cafes and a local community primary school and having excellent transport links to the surrounding towns and villages such as Coalville and Ashby De La Zouch where there are numerous pubs, restaurants and independents, not to mention Ellistown being in the catchment area for well regarded schools. This property would be an excellent fit for a growing family.

Ground floor accommodation comprises of a hallway upon entry which leads into the main reception rooms. The living room is a generous size with dual front aspect windows, one being a large bay whilst incorporating a stylish gas fireplace for those winter months. The kitchen dining room is a great space for family and friends with integrated appliances such as an eye level oven, hob and extractor fan, along with integral fridge freezer and built in dishwasher, with more than enough room to add freestanding appliances. Off from the kitchen is a further extended space which can be used as a lounge or snug area whilst granting access to the rear garden via French doors. The ground floor further boast of a downstairs WC and under stair storage.

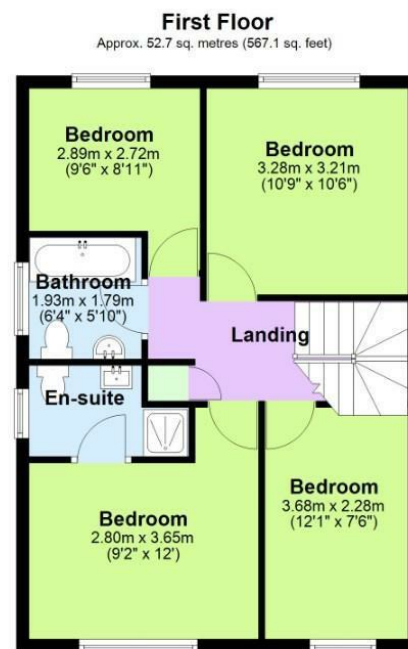
To the first floor there are four well proportioned double bedrooms. The principle bedroom having the benefit of an ensuite shower room. All four bedrooms share an additional three piece bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking for several vehicles via a double driveway to the front, with a tandem driveway to the side leading to a single garage. To the rear there is a low maintenance garden with patio space and lawn area which is enclosed by fenced borders.

This property is solar panelled with the converter and battery located in the loft.







Total area: approx. 125.9 sq. metres (1355.1 sq. feet)



**EPC**

**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 |         |           |
|                                             | 81      | 87        |

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

**England & Wales** EU Directive 2002/91/EC

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.

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