



12 St. Christophers Road  
Ellistown, Coalville, LE67 1FE

£190,000



## Brief Description

Situated in the quiet village of Ellistown, Coalville, this semi-detached house presents an EXCITING OPPORTUNITY for those looking to create their dream home. Spanning approximately 997 square feet, this three-bedroom property is IN NEED OF MODERNISATION, offering fantastic scope for improvement and personalisation. WITH NO UPWARD CHAIN, you can move forward with your plans without delay.

Upon entering, you are greeted by a welcoming entrance hall that features stairs leading to the first floor, along with CONVENIENT UNDERSTAIRS STORAGE AND A GROUND FLOOR WC. To the right, the dining room flows seamlessly into the living room, which boasts features such as a ceiling rose, coving, and a fireplace fitted with an electric fire, creating a warm and inviting atmosphere.

This current kitchen functional space is equipped with a range of wall and base units, offering room for a cooker and plumbing for a washing machine with tile flooring and a tile splashback.. The RECENTLY REPLACED WALL-MOUNTED BOILER adds to the practicality of the existing home

Venturing upstairs, you will find a landing that includes an airing cupboard and loft access. All THREE BEDROOMS ARE GENEROUSLY SIZED, providing comfortable living spaces for family or guests. The bathroom features a three-piece white suite, comprising a panel bath, WC, and hand basin, complemented by partly tiled walls and a tiled floor.

Externally, the rear garden is a mix of concrete and paved patios, with pathways leading to a well-maintained lawn. TWO GARDEN SHEDS offer additional storage, all within an enclosed fenced boundary with side gate access. The concrete driveway provides OFF-ROAD PARKING FOR MULTIPLE VEHICLES, while the front garden is enhanced by planted borders and mature shrubs. This semi-detached house is a blank canvas, ready for you to personalise.





## ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Dining Room

11'9" x 9'8" (3.58m x 2.95m)

Living Room

11'9" x 8'9" (3.58m x 2.67m)

Kitchen

11'9" x 8'9" (3.58m x 2.67m)

## ON THE FIRST FLOOR

Landing

Bedroom 1

11'9" x 13'5" (3.58m x 4.09m)

Bedroom 2

11'9" x 13'5" (3.58m x 4.09m)

Bedroom 3

8'9" x 8'5" (2.67m x 2.57m)

Family Bathroom

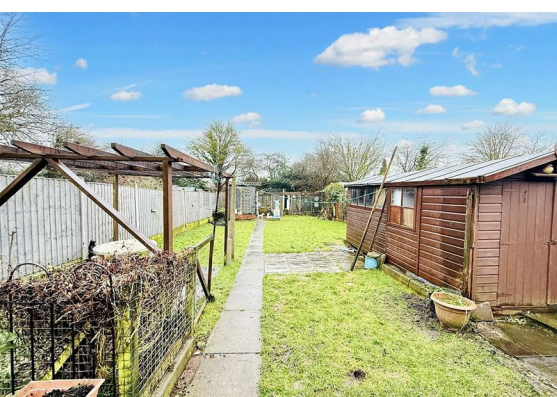


## ON THE OUTSIDE

Rear Garden

Driveway





Floor Plan



Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

