

43 South Street
Ellistown, Coalville, LE67 1EJ

£210,000



Brief Description

Situated in the village of Ellistown with **PARKING & GARAGE TO THE REAR**, this **DELIGHTFUL** three-bedroom house offers a perfect blend of **MODERN LIVING** and **PERIOD FEATURES**. This home has been thoughtfully enhanced, yet still offers opportunities for minor improvements

The location at the end of a quiet **CUL-DE-SAC** enhances the sense of privacy, while the **PICTURESQUE FIELD VIEWS** to the rear create a serene backdrop.

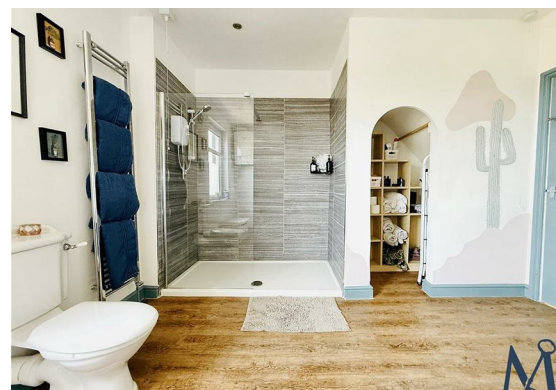
The property welcomes you with a **SPACIOUS** living room adorned with laminate flooring, elegant ceiling coving, and a **STUNNING OPEN FIRE**, complemented by built-in shelving and cupboards. Flowing seamlessly from the living room, the dining room continues the stylish laminate flooring and provides ample space for family gatherings. An understair storage cupboard adds practicality, while stairs lead you to the first floor. The well-appointed kitchen boasts a range of contemporary wall and base units, complete with an integrated oven, plumbing for a dishwasher, and space for a fridge. A charming metro tile splashback enhances the kitchen's appeal, while the rear lobby offers access to the garden and a convenient ground floor WC/utility area, with space for additional appliances.

On the first floor, you will find a **BEAUTIFUL DOUBLE BEDROOM** featuring a period fireplace, alongside a substantial four-piece family bathroom. This bathroom is a true highlight, showcasing a claw foot roll-top bath and an extensive walk-in shower, all enriched by another period fireplace adding charm and character.

The second floor houses two more well-sized bedrooms, with the master bedroom featuring attractive wall panelling and painted floorboards, along with a small dressing area. Bedroom three is also **GENEROUSLY PROPORTIONED**.

Outside, the property boasts a gravelled courtyard, perfect for relaxation, alongside a well-maintained garden that combines paving and lawn within a fenced and hedgerow boundary. A concrete hard standing accommodates one vehicle, leading to a **SINGLE GARAGE**.





ON THE GROUND FLOOR

Living Room
14'3" x 12'6" (4.34m x 3.81m)

Dining Room
12'9" x 12'6" (3.89m x 3.81m)

Kitchen
6'11" x 9'4" (2.11m x 2.84m)

Rear Lobby

Ground Floor WC / Utility
6'9" x 5'5" (2.06m x 1.65m)

ON THE FIRST FLOOR

Landing

Bedroom 2
14'5" x 12'3" (4.39m x 3.73m)

Family Bathroom
13'9" x 12'1" (4.19m x 3.68m)



ON THE SECOND FLOOR

Landing

Bedroom 1
14'4" x 15'1" (4.37m x 4.60m)

Bedroom 3
14'1" x 12'1" (4.29m x 3.68m)



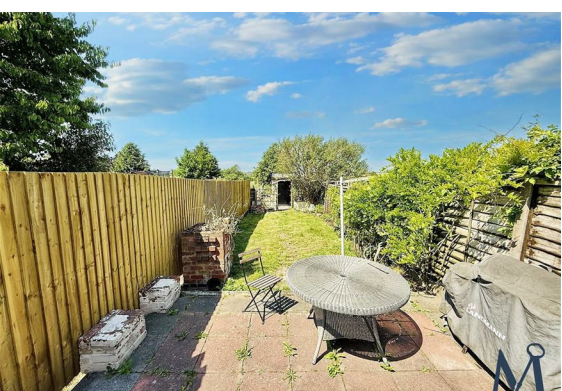
ON THE OUTSIDE

Rear Courtyard

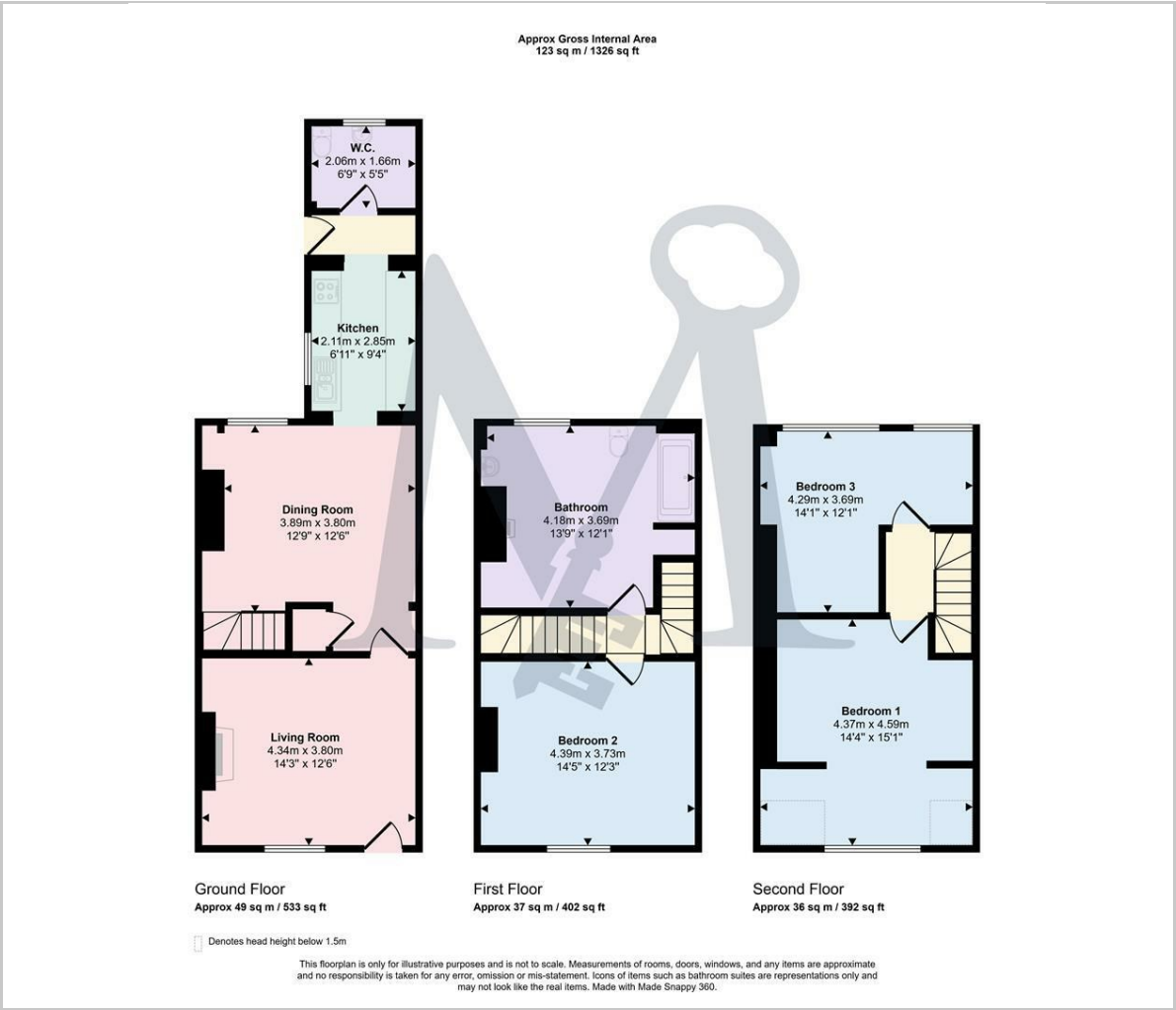
Rear Garden

Driveway Parking

Single Garage



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

