



Sinclair

1 Pickering Drive, Ellistown, Leicestershire, LE67 1HB

£425,000

01530 838338 [sinclairstateagents.co.uk](http://sinclairstateagents.co.uk)

## Property at a glance

- Four Bedroom Detached House
- Lounge & Study
- 26' Kitchen Diner
- Garage
- Off Road Parking
- Corner Plot
- Council Tax Band\*: D
- Price: £425,000

## Overview

**\*WOW FACTOR GUARANTEED\*** This FOUR BEDROOM DETACHED FAMILY HOME comes to the market occupying A CORNER PLOT and features a host of modern features and amenities. A super 26'0" kitchen/dining area opens to a wonderful sun lounge overlooking the rear garden and facilitated by a utility room and ground floor cloakroom, the ground floor also benefits from an additional two reception rooms. Stairs rising to the first floor give way to four good size bedrooms including the master suite and to the outside, an integrated garage and front driveway offer off-road parking and a private rear garden gives space in abundance. Early viewings come highly advised in order to avoid disappointment. EPC RATING C.

## 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 and recreational areas. 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.



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## GROUND FLOOR

### Entrance Porch

Entered through uPVC front door with adjacent uPVC double glazed window and giving way to the entrance hall.

### Entrance Hall

Entered through uPVC front door with inset opaque double glazed panel and comprising: stairs rising to the first floor with ceramic tiled flooring and a decorative archway accessing the entire ground floor accommodation.

### Study

7'9" x 12'8" (2.36m x 3.86m)

Benefitting from uPVC double glazed window to front and an ample walk in under stairs storage area.

### Lounge

11'2" x 18'7" (3.40m x 5.66m)

Enjoying a cast iron log burner with sandstone effect surround and hearth and having coving, uPVC double glazed window to side and further uPVC double glazed bay window to front.

### Kitchen/Diner

26'0" x 9'0" (7.92m x 2.74m)

Inclusive of an attractive range of Howden's wall and base units with complementary rolled edge work surfaces and a range of fitted white gloss larder cupboards, a five ring gas hob with extractor hood over, one and a half bowl sink and drainer unit with integrated dishwasher, having double electric oven and grill with further microwave oven and benefitting from space and plumbing for multiple appliances. Also featuring a host of inset down lights with part timber effect laminate flooring opening into the sun lounge.

### Sun Lounge

18'3" x 7'1" (5.56m x 2.16m)

Enjoying ceramic tiled flooring with uPVC double glazed construction, having uPVC framed French doors accessing the private rear garden with wall lighting.

### Utility Room

7'3" x 6'5" (2.21m x 1.96m)

Inclusive of a modern range of wall and base units with continued flooring from the kitchen and having a fitted sink with tiled splash backs, space and plumbing for appliances, a vaulted ceiling with timber framed Velux window, having inset down lights, extractor fan and opaque uPVC door accessing the rear garden.

## WC

Comprising: a low level push button w.c with corner wash hand basin, having mono bloc mixer tap with part tiled walls, extractor fan, inset down lights, continued flooring from the utility room and an opaque uPVC double glazed window to side.

## FIRST FLOOR

### Galleried Landing

Enjoying an opaque uPVC double glazed window to side and having loft hatch with light and power and measuring approximately 30' end to end with partial boarding.

### Bedroom One

12'3" x 12'2" (3.73m x 3.71m)

Having uPVC double glazed window to front with a range of fitted wardrobes and giving way to the en-suite shower room.

### En-Suite Shower Room

9'0" x 5'5" (2.74m x 1.65m)

This four piece suite comprises: a low level push button w.c, bidet, vanity wash hand basin with mono bloc mixer tap with corner shower enclosure, having electric power shower with part tiled walls, ceramic tiled flooring, inset down lights and extractor fan with opaque uPVC double glazed window to side.

### Bedroom Two

11'6" x 9'5" (3.51m x 2.87m)

Enjoying two uPVC double glazed windows to front with fitted double wardrobe.

### Bedroom Three

9'4" x 10'2" (2.84m x 3.10m)

Having double fitted wardrobe with dado rail and uPVC double glazed window to rear.

### Bedroom Four

7'6" x 7'0" (2.29m x 2.13m)

Having a double wardrobe with uPVC double glazed window to rear with a range of overhead cabinets.

### Bathroom

6'7" x 7'0" (2.01m x 2.13m)

This three piece suite comprises: a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, panel bath with splash screen and thermostatic mixer shower tap over, having part tiled walls, inset down lights, extractor fan, shaver point, ceramic tiled flooring and opaque uPVC double glazed window to side.

## OUTSIDE

### Private Rear Garden

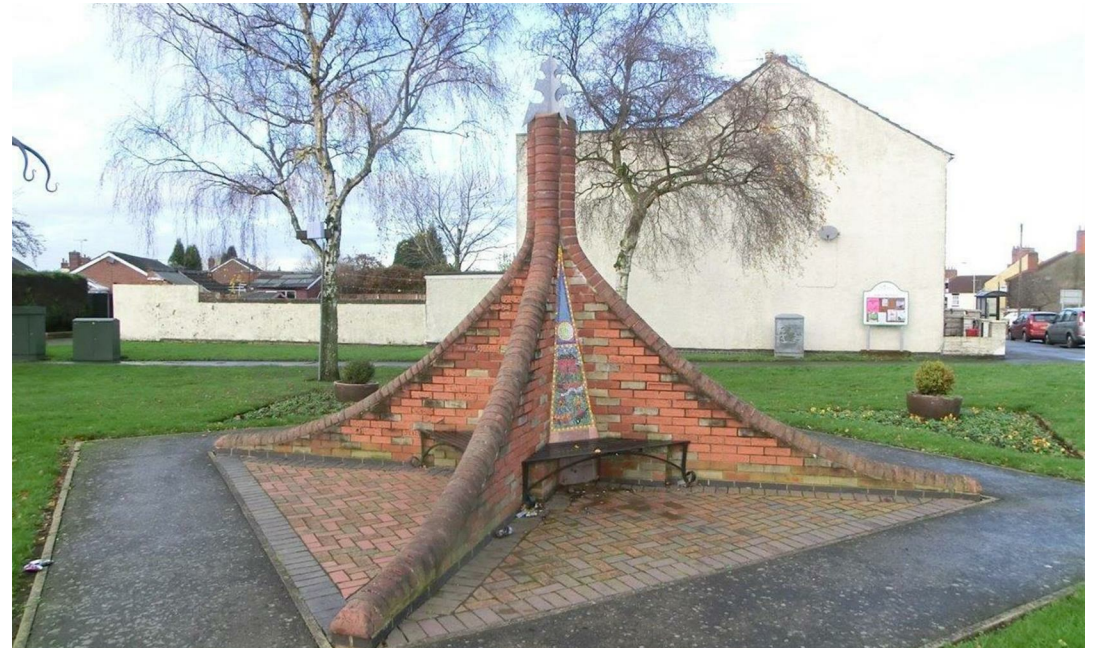
A well maintained lawn gives way to a raised timber decked seating area surrounded by timber close and fly board fence panelling with part planted borders, having a host of mature shrubs facilitated by a water point and side gated access and having a further pergola paved patio area.

### Front

A double tarmacadam driveway surrounded by box hedging offers off road parking for multiple vehicles and enjoys a host of flower beds and stone shingling to the front door with wall mounted electric vehicle charging point and giving way to the garage respectively.

### Garage

Having both light and power and entered by an up and over front door.



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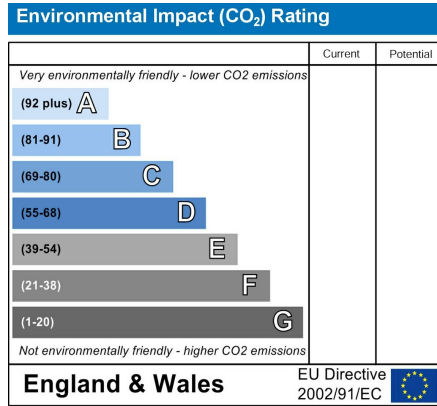
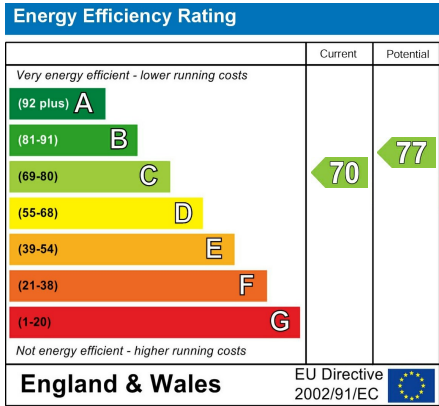




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### Fixture & Fittings

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

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Tenure

We are advised by the vendor(s) that the premises are Freehold

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

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