



Sinclair



105 St. Christophers Park, Ellistown, Leicestershire, LE67 1FQ

£47,500

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Extended Accommodation
- Kitchen, Fitted Cupboards
- Shower Room
- Council Tax Band*: A
- Spacious Lounge/Diner
- Double Bedroom, Fitted Wardrobes
- Garden, Steel Shed & Sitting Area
- Price: £47,500

Overview

** A COMPETITIVELY PRICED AND EXTENDED PARK HOME FOR THE OVER 55'S OCCUPYING A CORNER POSITION IN AN ESTABLISHED AND WELL CARED FOR SITE ON THE OUTSKIRTS OF THE VILLAGE. ** The double glazed and heated accommodation includes a side lobby with double aspect doors, entrance hall, shower room, double bedroom with fitted wardrobes, kitchen with fitted cupboards and extended spacious lounge/diner. Externally there is a pebbled front area, lawn, side garden and further pebbled area with steel shed and timber decked sitting area to the rear. NO EPC REQUIRED.

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 (13.9miles) Nearest Train Station: Loughborough (11.9miles) Nearest Town/City : Coalville (3.1miles) Nearest Motorway Access: A/M42 (J13) M1 (J22)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor

Approx. 411.4 sq. feet



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Detailed Accommodation

Side Lobby

With doors to front and rear and sliding double glazed door to the hall.

Entrance Hall

Shower Room

4'2" x 6'11" (1.27m x 2.11m)

With white suite having chrome finished fittings comprising corner shower enclosure, pedestal wash hand basin, low level Wc, walls partly tiled, radiator and double glazed window.

Bedroom

10'2" x 7'0" (3.10m x 2.13m)

With uPVC double glazed window, radiator, fitted sliding wardrobes and carpet.

Kitchen

5'8" x 9'11" (1.73m x 3.02m)

Inclusive of the base and wall cupboards, stainless steel sink unit, tiled splashback, radiator, space and plumbing for appliances, a free standing electric cooker and uPVC double glazed window.

Extended Lounge/Diner

16'4" max x 12'4" max (4.98m max x 3.76m max)

With electric flame effect fire in contemporary style fireplace, two radiators, boiler cupboard housing the Calor gas fired central heating boiler, adjoining store cupboard, new fitted carpet, sliding double glazed patio doors and uPVC double glazed bow window to front and uPVC double glazed windows to side and rear.

Outside

Pebbled Front Area

Lawned Side Garden

With further pebbled area and steel shed to the rear adjoining a timber decked sitting area which enjoys a sunny aspect.

Charges

The ground rent for this park home is £158.00 every 4 weekly.

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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

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Photographs

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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.

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Thinking of Selling?
For a free valuation of your property with no obligation
call Sinclair on 01530 838338



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Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk