

Sinclair



86 St. Christophers Park, Ellistown, Leicestershire, LE67 1FG

£130,000

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Property at a glance

- Park Home
- Two Bedrooms
- Modern Kitchen
- Council Tax Band*: A
- Over 55s
- Wraparound Garden
- Recently Installed Boiler
- Price: £130,000

Overview

This attractively appointed two bedroom park home comes to the market after having enjoyed a recently installed fitted kitchen, three piece shower suite, fitted wardrobes to both bedrooms, a modern boiler and landscaped wrap around garden. Situated at the end of the cul-de-sac the property enjoys privacy and boasts low maintenance at its core.

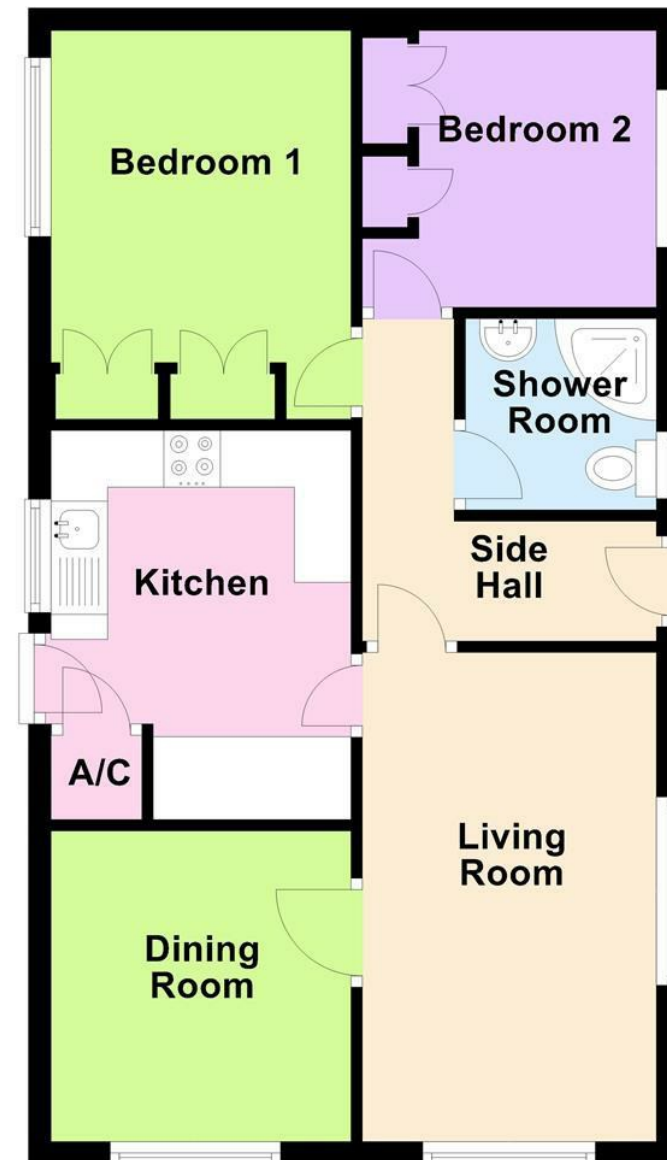
Location**

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



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a uPVC framed side door with inset opaque double glazed panel and having coving.

Shower Room

5'6" x 5'9" (1.68m x 1.75m)

This three piece white suite comprises a low level, push button WC, a pedestal wash hand basin with monobloc mixer tap, a corner shower enclosure with thermostatic bar mixer tap, part tiled walls, tile effect vinyl flooring, coving, an extractor fan and opaque uPVC double glazed window to side.

Bedroom One

8'6" x 11' (2.59m x 3.35m)

Enjoying two double fitted wardrobes, coving and uPVC double glazed window to side.

Bedroom Two

6'8" x 8'10" (2.03m x 2.69m)

Having fitted wardrobes and a uPVC double glazed window to side.

Fitted Kitchen

11'3" x 8'6" (3.43m x 2.59m)

Inclusive of an attractive range of contemporary wall and base units with complimentary work surfaces, a sink and drainer unit with swan neck mixer tap, a four ring induction hob with splash screen and extractor hood over, an integrated dishwasher, washing machine, fridge and double electric over/grill with microwave oven. Other benefits include an airing cupboard housing the gas fired central heating boiler, a uPVC double glazed window to side and composite front door with inset opaque double glazed panel.

Lounge

8'9" x 14'1" (2.67m x 4.29m)

Enjoying a dual aspect with uPVC double glazed windows to front and side, coving and a wall mounted electric fireplace.

Dining Room

8'2" x 9' (2.49m x 2.74m)

Having uPVC double glazed window to front and coving.

Wrap-Around Garden

Enjoying dual gated access and comprising a paved walkway accessing a raised decked seating area facilitated by wall lighting and overlooking the artificial lawn which sits adjacent to the rear seating area and garden shed, which in turn enjoys power. The garden is also enclosed by timber close board fencing and having a waterpoint.



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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

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.

Tenure

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

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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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