



Sinclair

Sinclair
01530 838338
FOR SALE

No. 21

21 Ibstock Road, Ellistown, Leicestershire, LE67 1ED

£82,500

01530 838338 sinclairstateagents.co.uk

Property at a glance

- No Upward Chain
- First Floor Flat
- Communal Off Road Parking
- Council Tax Band*: A
- Open Plan Living Kitchen
- One Bedroom & Bathroom
- Field Views
- Price: £82,500

Overview

* OFFERED WITH NO UPWARD CHAIN * This ONE BEDROOM FIRST FLOOR FLAT comes to the market offering communal OFF ROAD PARKING with FIELD VIEWS to the rear as well as having an open plan kitchen/living space, one double bedroom, bathroom and benefits from gas central heating and double glazing. EPC RATING AWAITED.

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, fish and chip shop, recreational areas and a new Aldi supermarket recently opened on the Beveridge Lane. 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.

Ground Floor



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Detailed Accommodation

FIRST FLOOR

Stairs rising to the first floor accessing the front door.

Entrance Hall

2'11" x 11'2" (0.89m x 3.40m)

Entered through a uPVC front door with inset opaque double glazed insert, walk-in storage cupboard with coat hooks and access to all rooms.

Living Room

17'10" x 9'4" (5.44m x 2.84m)

Having three uPVC double glazed windows to the rear, ceiling fan light and field views.

Kitchen

9'3" x 7'5" (2.82m x 2.26m)

Kitchen is open plan to the living/dining area, currently fitted with a range of wall and base cabinets, rolled edge work surfaces including breakfast bar, a one and half bowl sink and drainer unit, tiled splashbacks, ceramic tiled flooring, built-in electric oven with a four ring gas hob and extractor fan above, further plumbing for appliances, wall mounted gas fired central heating boiler and ceramic tiled floor.

Bathroom

4'11" x 7'5" (1.50m x 2.26m)

Has been fitted with a three piece suite and comprises; a low level push button WC, pedestal wash hand basin with mixer taps, panelled bath with an electric shower over, tiled effect vinyl flooring, part ceramic tiled walls and an extractor fan.

Bedroom

14'6" x 11'3" (4.42m x 3.43m)

Having a uPVC double glazed window to the front, loft access and a storage cupboard with rails.

OUTSIDE

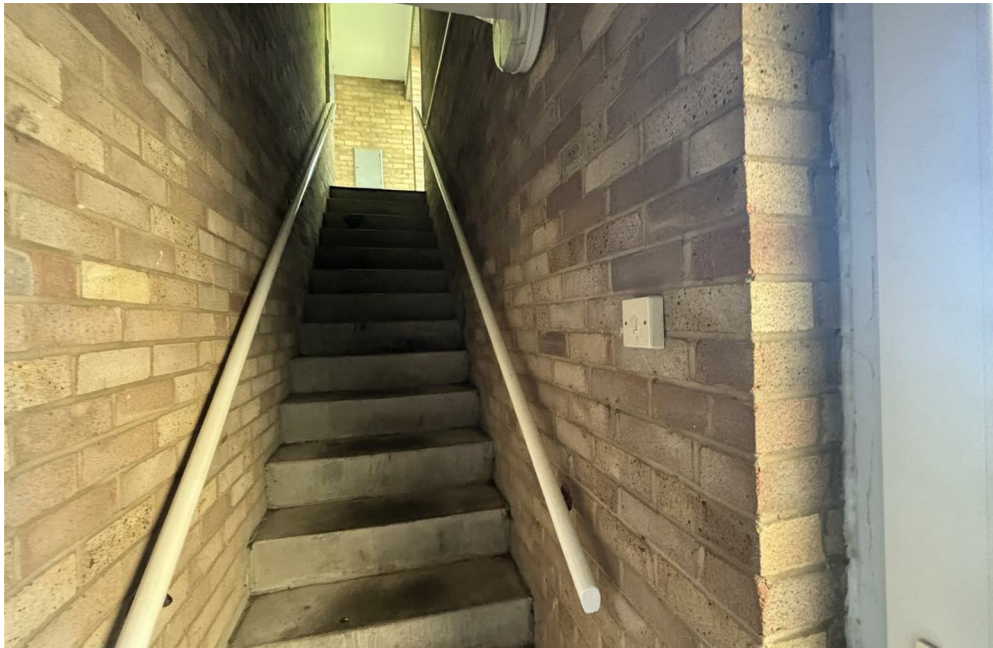
To the rear of the property is communal parking for residents and visitors.

CHARGES

Please note there is no ground rent or service charges just the building insurance which is an approx. cost of £30 per year.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

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 Leasehold

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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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Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.
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