



Sinclair

23 Battleflat Drive, Ellistown, Leicestershire, LE67 1FJ

£365,000

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Property at a glance

- Detached House
- Four Double Bedrooms
- 19'2" Dining Kitchen
- Council Tax Band*: E
- Integral Garage
- En-suite & Family Bathroom
- Cul-De-Sac Location
- Price: £365,000

Overview

This FOUR DOUBLE BEDROOM DETACHED FAMILY HOME comes to the market enjoying field views and benefitting from an end of cul-de-sac position within the popular commuter village of Ellistown. Featuring a host of modern amenities to include a 19'2" dining kitchen, utility room, ground floor cloakroom and first floor en-suite shower room. The property also boasts a garage and rear garden setting this wonderful family home apart. Book your viewing today. 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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Total area: approx. 143.7 sq. metres (1547.1 sq. feet)

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GROUND FLOOR

Entrance Hall

Enter through a composite front door comprising stairs rising to the first floor with timber effect LVT flooring.

Guest Cloakroom

Comprising a low level push button wc, pedestal wash hand basin with monobloc mixer tap and having tiled splashbacks.

Lounge

12'5" x 16'5" (3.78m x 5.00m)

Enjoying a dual aspect with a uPVC double glazed bay window to front and adjacent uPVC double glazed window to side each fitted with Hilary's shutters and enjoying a feature faux fireplace with oak mantel. The lounge is also finished in coving.

Dining Kitchen

19'2" x 15'7" (maximum) (5.84m x 4.75m (maximum))

Inclusive of an attractive range of modern wall and base units with complimentary rolled edge worksurfaces, a porcelain sink and drainage unit with swan neck mixer tap, five ring gas hob with extractor hood over, metro tiled splashback, ceramic tiled flooring, a uPVC set of French doors flanked by uPVC double glazed windows to either side offering access to the garden. The kitchen also enjoys an integrated fridge/freezer, dishwasher, double electric oven and grill and having inset lights.

Utility Room

9'2" x 5'8" (2.79m x 1.73m)

A range of wall and base units with rolled edge worksurfaces, space and plumbing for multiple appliances, a wall mounted gas fired central heating boiler, extractor fan and inset downlights, continued ceramic tiled flooring from the kitchen, composite door with inset opaque double glazed panel accessing the rear garden.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to four good sized bedrooms including the en-suite shower room and family bathroom respectively, and comprising an airing cupboard housing the hot water cylinder, loft hatch and uPVC double glazed window to side.

Bedroom One

12'5" x 10'1" (3.78m x 3.07m)

Enjoying a dual aspect with uPVC double glazed windows to side and front, a range of Hammonds fitted wardrobes and fitted Hillary's blinds.

En-suite

This three piece white suite comprises a low level push button wc, pedestal wash hand basin with monobloc mixer tap, shaver point, extractor fan, double shower enclosure with thermostatic bar mixer tap, chrome heated towel rail, timber effect vinyl flooring and a uPVC double glazed opaque window to front.

Bedroom Two

10'6" x 11'3" (3.20m x 3.43m)

Enjoying a uPVC double glazed window to front, with a range of fitted wardrobes.

Bedroom Three

10'11" x 9'6" (3.33m x 2.90m)

Having a range of fitted wardrobes and a uPVC double glazed window to rear.

Bedroom Four

8'7" x 11'7" (2.62m x 3.53m)

Having uPVC double glazed window to rear.

Family Bathroom

9'3" x 6'1" (2.82m x 1.85m)

Enjoying a four piece white suite comprises a low level push button wc, pedestal wash hand basin with monobloc mixer tap, double shower enclosure with thermostatic bar mixer tap, a panelled bath with telephone style shower mixer tap, timber effect vinyl flooring and having an extractor fan. The bathroom also benefits from a heated towel rail and uPVC opaque double glazed window to rear.

OUTSIDE

Private Rear Garden

Enjoying a paved patio area with block edging leading to a well maintained lawn complimented by a host of mature flower beds and comprising a timber framed summer house and gazebo respectively whilst being facilitated by a waterpoint, side gated access whilst surrounded by timber board fencing.

Front

Benefitting from a double tarmac driveway with off road parking for multiple vehicles, sitting adjacent to a range of flower beds edged with stone paving and accessing the front door with a canopy porch.

Integral Garage

9" x 16'6" (2.74m x 5.03m)

Entered via an up and over front door and benefitting from both light and power.

Management Estate Charges

We have been advised by the vendor that the estate charges are £389.64 per year (£32.47 a month).

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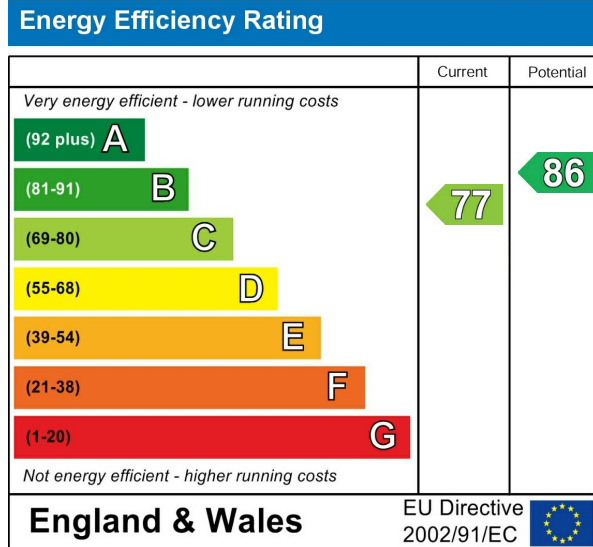


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These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make 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

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

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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