



Sinclair

149 Ibstock Road, Ellistown, Leicestershire, LE67 1EE

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Offers In The Region Of  
£300,000



## Property at a glance

- Four Double Bedrooms
- Detached House
- Detached Garage
- Conservatory
- Ample Off-Road Parking
- Private Rear Garden
- Council Tax Band\*: D
- Price: £300,000

## Overview

This FOUR BEDROOM DETACHED FAMILY HOME comes to the market featuring a DETACHED GARAGE, two reception rooms including a ground floor toilet and separate conservatory, good sized kitchen and four DOUBLE bedrooms to the first floor complimented by a three piece bathroom suite. Externally the property enjoys a larger than average rear garden with a sizeable frontage able to accommodate off road parking for multiple vehicles. Early viewings come highly advised in order to avoid disappointment. EPC RATING D.

## 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.



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## GROUND FLOOR

### Entrance Porch

Entered through a uPVC front door and having an adjacent uPVC double glazed window to side and ceramic tiled flooring.

### Entrance Hall

Having stairs rising to the first floor landing and access to understairs storage whilst providing access to the entire ground floor accommodation.

### Guest Cloakroom

Comprising a low level WC, wall mounted wash hand basin with tiled splashbacks, ceramic tiled flooring and an opaque uPVC double glazed window to the side.

### Lounge

11'0" x 19'1" (3.35m x 5.82m)

Enjoying a uPVC double glazed bow window to front with adjacent uPVC double glazed window, wall lighting, coving and a wall mounted, inset gas fire place.

### Dining Room

9'5" x 11'1" (2.87m x 3.38m)

Enjoying ceramic tiled flooring, coving, a picture rail, a column radiator and uPVC double glazed French doors accessing the conservatory.

### Conservatory

8'3" x 9'4" (2.51m x 2.84m)

Comprising a part dwarf brick wall and part uPVC double glazed construction with a polycarbonate bungalow style roof and having a ceiling fan, uPVC double glazed windows surrounding and a uPVC framed set of French doors accessing the private rear garden.

### Kitchen

9'1" x 10'9" (2.77m x 3.28m)

Inclusive of an attractive range of wall and base units, a one and half bowl sink and drainer unit, integrated dishwasher, electric oven/grill, a four ring gas hob with extractor fan over. The kitchen also benefits from space and plumbing for appliances, tiling to splash prone areas, ceramic tiled flooring, uPVC double glazed window to rear and a uPVC rear door for accessing the garden.

## FIRST FLOOR

### Landing

Stairs rising to the first floor landing gives way to four double bedrooms and the family bathroom respectively and comprise a loft hatch and uPVC double glazed window to side.

### Bedroom One

11'0" x 10'9" (3.35m x 3.28m)

Enjoying a uPVC double glazed window to front and a double fitted wardrobe.

### Bedroom Two

10'3" x 9'1" (3.12m x 2.77m)

Enjoying two separate double fitted wardrobes and a uPVC double glazed window to the rear.

### Bedroom Three

10'9" x 7'9" (3.28m x 2.36m)

Having uPVC double glazed window to the front.

### Bedroom Four

8'6" x 9'9" (2.59m x 2.97m)

Having uPVC double glazed window to the rear.

### Bathroom

4'9" x 7'0" (1.45m x 2.13m)

This three piece suite comprises a low level, push button WC, vanity wash hand basin with monobloc mixer tap, panelled bath with splash screen and thermostatic mixer shower over with separate hand held washer, tiled walls, ceramic tiled flooring, a chrome heated towel rail and an opaque uPVC double glazed window to the side.

## OUTSIDE

### Private Rear Garden

An area of raised timber decking with a pergola sits adjacent to a paved walkway which in turn accesses a well maintained lawn and is facilitated by side gated access and a water point. The garden is surrounded by timber closed and feather board fence panelling and benefits from a sunny aspect, an Indian flag paved patio area and a host of mature trees and shrubs.

### Detached Garage

8'8" x 16'9" (2.64m x 5.11m)

Having both light and power the garage is accessible via a 'up and over' front door and having a timber framed single glazed window to the side.

### Front

An expansive gravel driveway offers off-road parking for multiple vehicles and sits adjacent to a well maintained lawn beyond a picket fence and an area of box hedging. A block paved walkway accesses the front door beneath a canopy porch and is facilitated by wall mounted lantern style lighting.





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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

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\* 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.

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