



Sinclair

7 Cannock Close, Ellistown, Leicestershire, LE67 1EX

£239,995

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Property at a glance

- No Upward Chain
- Three Bedrooms
- Sunny Aspect
- Council Tax Band*: B
- Conservatory
- Semi Detached House
- Cul De Sac Location
- Price: £239,995

Overview

**** OFFERED WITH NO UPWARD CHAIN **** This THREE BEDROOM SEMI DETACHED FAMILY HOME occupying a CUL DE SAC POSITION and benefitting from a CONSERVATORY comes to the market comprising an L shape lounge/diner and kitchen to the ground floor along with conservatory overlooking the rear garden, with stairs rising to the first floor landing giving way to the three piece bathroom suite and three good sized bedrooms. Externally the property benefits from off road parking and is conveniently situated close to local amenities within the popular commuter village of Ellistown. 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, 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).

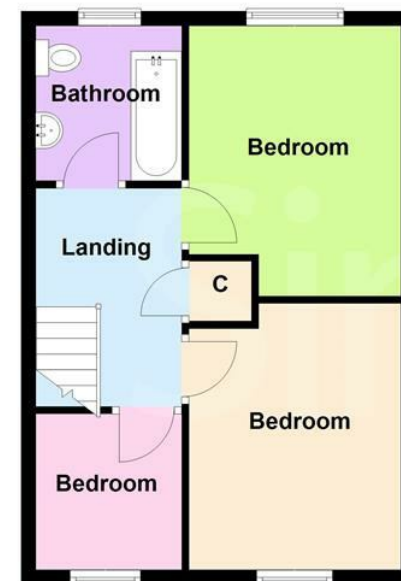


**** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.**

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a uPVC front door with inset opaque double glazed panel comprising stairs rising to the first floor, timber effect laminate flooring and giving way to the lounge/diner.

Lounge/Diner

13'6" (narrowing to 8'2") x 24'8" (4.11m (narrowing to 2.49m) x 7.52m)
Enjoying a dual aspect with uPVC double glazed windows to front and further uPVC framed patio doors accessing the conservatory to the rear and enjoying coving and timber effect laminate flooring.

Conservatory

8'7" x 12'7" (2.62m x 3.84m)
Being of uPVC double glazed construction with bungalow style roof, uPVC double glazed French doors to side, wall lighting and also featuring ceramic tiled flooring.

Kitchen

8'1" x 10'4" (2.46m x 3.15m)
Inclusive of a modern range of wall and base units with complimentary rolled edge work surfaces, a sink and drainer unit with swan neck mixer tap, four ring electric hob with extractor hood over, having tiling to splash prone areas and electric oven/grill. Other benefits include space and plumbing for multiple appliances access to understairs/pantry storage, uPVC double glazed window to rear, uPVC framed door to side and featuring a recently fitted Worcester gas central heating combination boiler.

FIRST FLOOR

Landing

Stairs rising to the first floor landing give way to three good sized bedrooms and the family bathroom and comprise a loft hatch, uPVC double glazed window to side and airing cupboard.

Bedroom One

9'8" x 12'1" (2.95m x 3.68m)
Having uPVC double glazed window to front and coving.

Bedroom Two

9'7" x 12'3" (2.92m x 3.73m)
Having uPVC double glazed window to rear and coving.

Bedroom Three

6'8" x 7'1" (2.03m x 2.16m)
Having coving and uPVC double glazed window to front.

Family Bathroom

6'8" x 6'5" (2.03m x 1.96m)
This three price white suite comprises a low level push button w.c, pedestal wash hand basin with monobloc mixer tap, panel bath with splash screen and electric power shower over, having part ceramic tiled walls, timber effect vinyl flooring, opaque uPVC double glazed window to rear and shaver point.

OUTSIDE

Private Rear Garden

A paved seating area sits adjacent to an area of stone shingling edged with a range of mature shrubs and surrounded by timber close board fence panelling and gives way to a well maintained lawn, a host of trees and further shrubs and a timber framed garden shed. Other benefits include side gated access and an external water point.

Front

A tandem tarmacadam driveway offers off road parking for multiple vehicles and sits adjacent to a well maintained lawn which in turn is edged with a host of shrubs and gives way to the front door via a paved walkway beneath a canopy porch.



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Energy Efficiency Rating

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

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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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