



# Sinclair

72 St Christopher Park, Ellistown, Leicestershire, LE67 1FG

£85,000

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## Property at a glance

- Modern Park Home
- Vaulted Ceilings
- Two Bedrooms, Shower Room
- Council Tax Band\*: A
- Lounge
- Fitted Dining Kitchen
- Garden, Highly Recommended
- Price: £85,000

## Overview

A BEAUTIFULLY PRESENTED 'RED ROSE' PARK HOME SITUATED IN A WELL MAINTAINED PARK ON THE OUTSKIRTS OF THE VILLAGE FOR THE OVER 55's \*\* THE ACCOMMODATION BENEFITS FROM VAULTED CEILINGS, UPVC DOUBLE GLAZED GEORGIAN STYLE WINDOWS AND GAS CENTRAL HEATING. \*\* The accommodation includes hall, shower room with Wc, two bedrooms, attractively appointed dining kitchen with fridge/freezer, oven, hob and hood, lounge and gardens to side and rear. Communal parking. DO NOT MISS OUT. BOOK A VIEWING TODAY.

## 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

### Entrance Hall

Approached through a uPVC double glazed side door and having radiator.

### Lounge

10'3" x 9'5" (3.12m x 2.87m)

With uPVC Georgian style bow window to front, matching window to side, matching uPVC external door, electric fire and surround and radiator.

### Dining Kitchen

7'8" widening to 9'2" x 9'5" (2.34m widening to 2.79m x 2.87m)

Inclusive of the base and wall cupboards, stainless steel sink unit, built in oven, four ring hob, filtration hood, fridge/freezer, boiler cupboard housing the gas fired central heating boiler, tiled splashbacks, ceiling mounted fan, radiator and uPVC Georgian style double glazed windows to both sides.

### Bedroom Two

8'6" x 6'8" (2.59m x 2.03m)

With uPVC Georgian style double glazed window to side and radiator.

### Bedroom One

9'5" x 9'1" (2.87m x 2.77m)

With uPVC Georgian style double glazed window to rear and radiator.

### Shower Room

With white suite having chrome finished fittings comprising corner tiled shower cabinet, pedestal wash hand basin, low level Wc, walls partly tiled, radiator, extractor fan, shaver point and uPVC double glazed Georgian style double glazed window.

## OUTSIDE

### Brick Based & Paved Side Entrance Path

With two external lights, lawn to side, small pebbled area to rear and further land which can be utilised, if desired.

### Charges

The ground rent is approx. £150.00 4 weekly. Gas bottles are £85.00.

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### 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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