

A photograph of a two-story brick house with a white front door and a white-framed bay window. A 'Sinclair' for sale sign is visible in the window. The house has a satellite dish on the side and a gravel driveway. A white car is parked on the right. The background shows other houses and a blue sky with clouds.

Sinclair

7 Derrys Hollow, Ellistown, Leicestershire, LE67 1FT

01530 838338 sinclairestateagents.co.uk

Offers In Excess Of
£200,000

Property at a glance

- Offered With No Upward Chain
- End Town House
- Ground Floor WC
- Council Tax Band*: B
- Three Bedrooms
- Off-Road Parking
- Cul-De-sac
- Price: £200,000

Overview

OFFERED WITH NO UPWARD CHAIN. This THREE BEDROOM END TOWN HOUSE comes to the market featuring three bedrooms, a family bathroom, a ground floor kitchen/diner, lounge and wc, respectively. The property also enjoys a private garden to rear and parking via a tarmacadam driveway to the side and sits at the end of a quiet cul-de-sac within the popular commuter village of Ellistown. EPC RATING D.

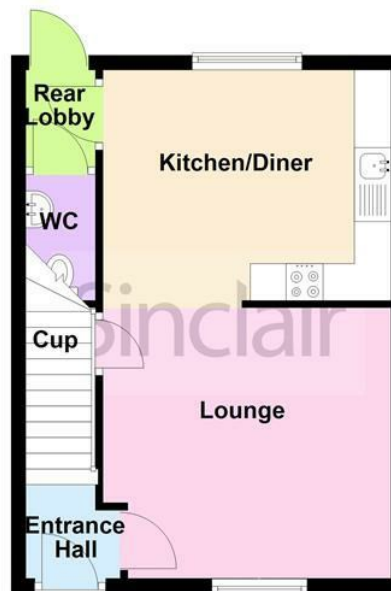
Location**

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).

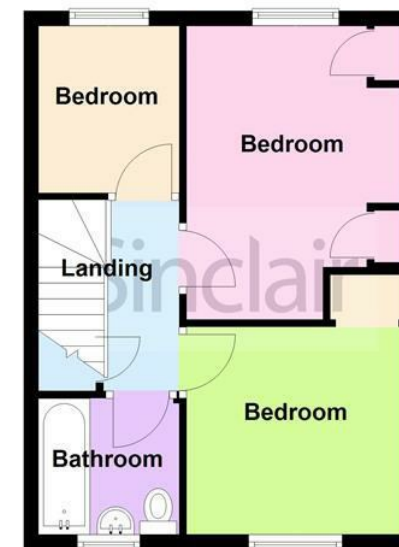


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



7 Derrys Hollow, Ellistown, Leicestershire, LE67 1FT

Sinclair

Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a timber front door with inset double glazed opaque panel and stairs rising to the first floor and giving way to the lounge.

Lounge

12'11 x 12'0 (3.94m x 3.66m)

Enjoying a dado rail, coving, access to understairs storage, timber effect laminate flooring and uPVC double glazed window to front.

Kitchen/Diner

12'10 x 10'3 (3.91m x 3.12m)

Inclusive of a range of wall and base units with rolled edgework surfaces, sink and drainer unit, wall mounted gas fired central heating boiler, four ring gas hob with extractor hood over and having an electric oven/grill. The kitchen also features an extractor fan, ceramic tiled flooring, a dado rail and uPVC double glazed window to rear.

Rear Lobby

Off the back of the kitchen, rear lobby grants access to the ground floor WC and private rear garden.

WC

Comprising vinyl flooring, a wall mounted wash hand basin and low level WC (damaged), whilst also featuring an extractor fan.

FIRST FLOOR

Landing

Stairs rising into the first floor landing gives way to three bedrooms, family bathroom, airing cupboard housing hot water cylinder and comprises a loft hatch.

Bedroom

8'9 x 13'1 (2.67m x 3.99m)

Having timber effect laminate flooring, uPVC double glazed window to rear and a bed enclosure with single wardrobes either side.

Bedroom

8'9 x 9'4 (2.67m x 2.84m)

Having uPVC double glazed window to front.

Bedroom

6'3 x 7'5 (1.91m x 2.26m)

Having uPVC double glazed window to rear.

Bathroom

6'5 x 6'1 (1.96m x 1.85m)

This three piece suite comprises a low level WC, pedestal wash hand basin, panelled bath with thermostatic mixer shower over, having tiling to splash prone areas and extractor fan, shaver point and opaque double glazed window to front.

OUTSIDE

Rear Garden

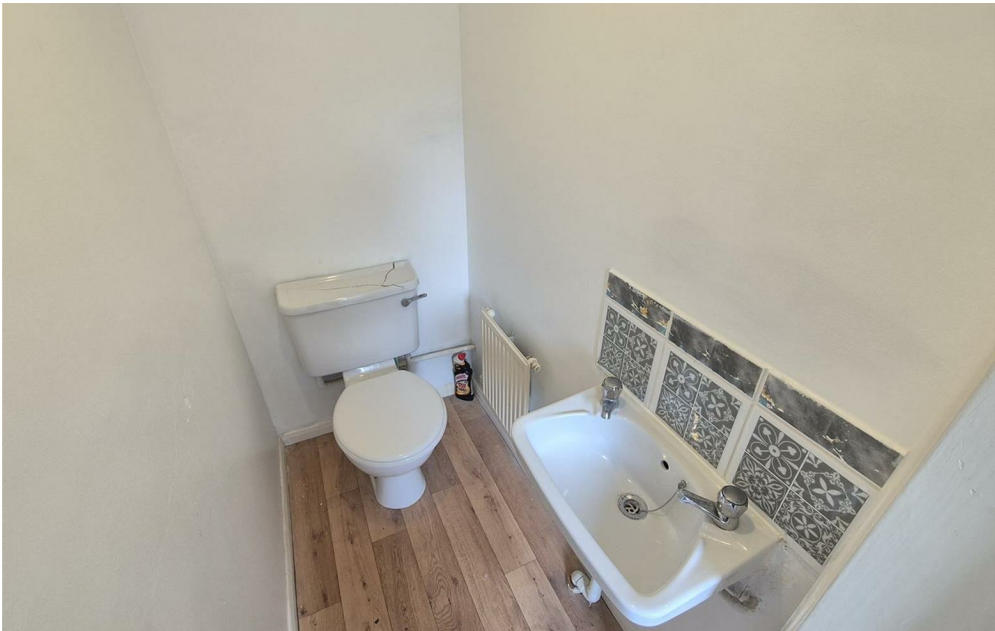
The private rear garden comprises a paved patio area adjacent to an artificial lawn, with further raised lawn surrounded by timber closed board fence panelling and facilitated by side gated access.

Front

A stone shingled frontage offers a low maintenance aspect to the front door beneath a canopy porch and sits adjacent to a driveway able to accommodate off-road parking.

7 Derrys Hollow, Ellistown, Leicestershire, LE67 1FT

Sinclair



7 Derrys Hollow, Ellistown, Leicestershire, LE67 1FT



7 Derrys Hollow, Ellistown, Leicestershire, LE67 1FT

Sinclair



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(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

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

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.

Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found at www.sinclairestateagents.co.uk/referral-fee-disclosure

Sinclair

Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01530 838338



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk