



Sinclair

14 St. Christophers Park, Ellistown, Leicestershire, LE67 1FG

£58,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- No Upward Chain
- Wrap Around Garden
- Sunny Aspect Throughout
- Council Tax Band*: A
- Over 55's Development
- Newly Fitted Shower Room
- Modern Central Heating
- Price: £58,000

Overview

OFFERED WITH NO UPWARD CHAIN this one bedroom park home comes to the market having a wrap around garden and in brief comprises a double bedroom with fitted wardrobes, shower room, further walk in dressing area, a breakfast kitchen and lounge. Situated within a sought after over 55's development within the popular village of Ellistown. For all enquiries contact Sinclair Estate Agents on 01530 838338.

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.

Ground Floor



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Detailed Accommodation

Entrance Hall

Entered through an aluminium framed front door with inset opaque double glazed panel and giving way to entire accommodation.

Bedroom

9'7" x 7'4" (2.92m x 2.24m)

Enjoying two double fitted wardrobes with dresser and double glazed window to rear.

Shower Room

7'11" x 4'2" (2.41m x 1.27m)

Enjoying a low level push button w.c, pedestal wash hand basin, oversized low profile shower with thermostatic mixer tap with tiled effect panelled walls and opaque double glazed window to side.

Dressing Room/Study

7'11" x 3'8" (2.41m x 1.12m)

Enjoying double glazed window to side.

Breakfast Kitchen

9'8" x 7'8" (2.95m x 2.34m)

Having a range of wall and base units with rolled edge work surfaces and including a newly purchased fridge/freezer and electric free standing cooker whilst also benefitting from space and plumbing for appliances. Also enjoying tile effect vinyl flooring, a dual aspect with double glazed windows to either side, an airing cupboard housing the hot water cylinder.

Lounge

9'8" x 12'0" (2.95m x 3.66m)

Enjoying a dual aspect with double glazed windows to front and side with further aluminium frame opaque side door and having gas fired fireplace with tiled surround and hearth.

Outside

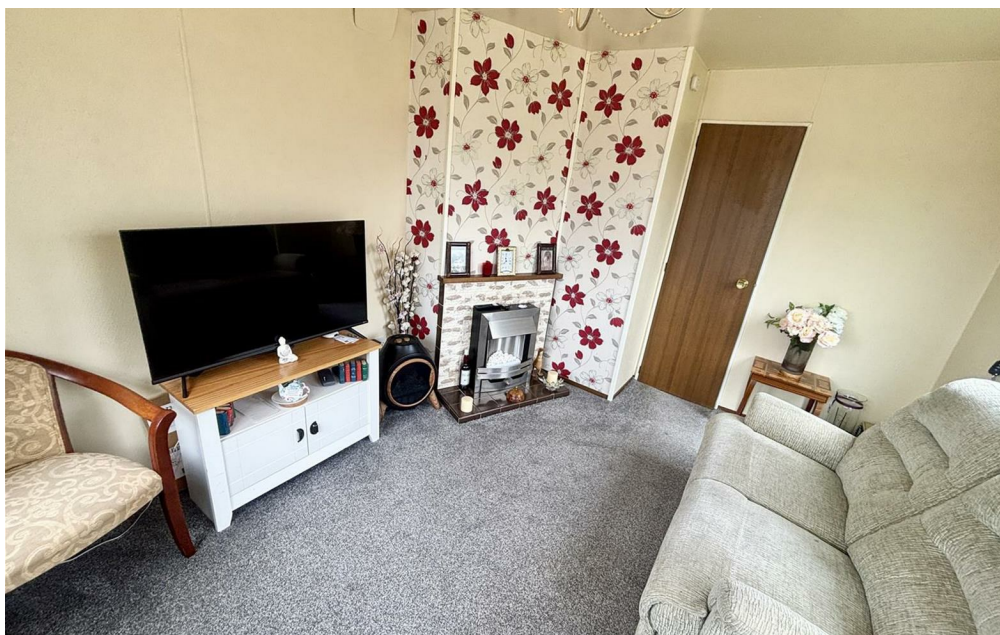
The garden is laid to lawn and enjoys a host of shrubs and a walkway accessing the front door.

CHARGES

The ground rent for this park home is approx £150.00 4 weekly.

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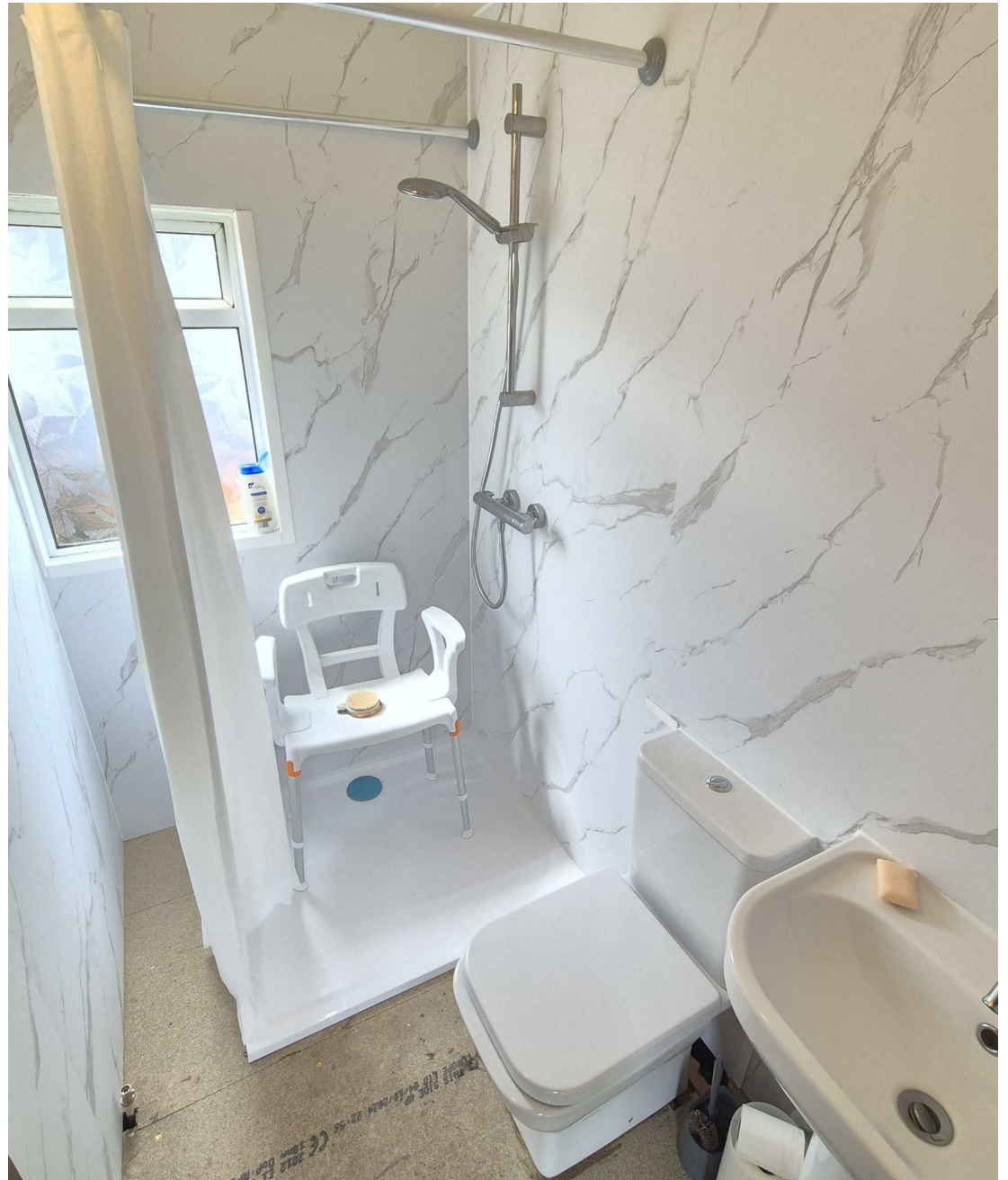
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Fixture & Fittings

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

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Photographs

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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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