



Sinclair

28 Channing Way, Ellistown, Leicestershire, LE67 1HA

£279,950

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Property at a glance

- Extended
- Corner Plot
- No Upward Chain
- Council Tax Band*: B
- Field Views
- Four Bedrooms
- Garage
- Price: £279,950

Overview

**** OFFERED WITH NO UPWARD CHAIN **** This EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE offers a fantastic CORNER PLOT with FIELDS VIEWS SURROUNDING. At a glance the property comprises an entrance hall, lounge, kitchen/diner, conservatory, utility room and integrated garage to the ground floor with stairs rising to the first floor landing giving way to the four piece bathroom suite and four bedrooms. Externally the property enjoys a larger than average rear garden and an ample frontage able to accommodate parking for multiple vehicles. 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.**



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a timber framed door with inset opaque multi pane panels and having an inset footwell and stairs rising to the first floor.

Lounge

10'4 x 17'7 (3.15m x 5.36m)

Enjoying a uPVC double glazed bay window to the front, electric fireplace with marble effect surround and hearth and giving way to the kitchen/diner.

Kitchen/Diner

13'7 x 9'1 (4.14m x 2.77m)

Inclusive of a range of wall and base units with rolled edged work surfaces, a sink and drainer unit, a free standing gas cooker with tiling to splash prone areas, space and plumbing for appliances, access to under stairs storage, a uPVC double glazed window to rear and giving way to the conservatory.

Conservatory

14'7 x 8'2 (4.45m x 2.49m)

Being of uPVC double glazed construction with wall lighting and uPVC framed door accessing the rear garden and further access to the utility room.

Utility Room

8'9 x 7'1 (2.67m x 2.16m)

Comprising the gas fired central heating boiler, vinyl flooring, lights, power and accessing the garage.

FIRST FLOOR

Landing

Stairs ascending the first floor landing gives way to four good sized bedrooms and the family bathroom and comprise loft hatch and access to over stairs storage.

Bedroom One

11'9 x 9'3 (3.58m x 2.82m)

Enjoying a range of double fitted wardrobes and benefitting from a uPVC double glazed window to rear which in turn enjoys fields views.

Bedroom Two

8'0 x 14'1 (2.44m x 4.29m)

Enjoying uPVC double glazed window to front and fitted storage cupboard.

Bedroom Three

6'4 x 10'6 (1.93m x 3.20m)

Having fitted sliding wardrobes and uPVC double glazed window to front.

Bedroom Four

7'1 x 7'1 (2.16m x 2.16m)

Having uPVC double glazed window to front.

Family Bathroom

8'1 x 8'3 (2.46m x 2.51m)

This four piece suite comprises a low level w.c, pedestal wash hand basin, a roll top bath with thermostatic mixer shower tap attachment and a further corner shower enclosure with electric power shower. The bathroom also features a chrome heated towel rail, an extractor fan, a shaver point, tiled effect vinyl flooring and an opaque uPVC double glazed window to side.

OUTSIDE

Private Rear Garden

A paved patio area gives way to a well maintained lawn which in turn is complimented with a range of shrubs and stone shingled edging and is surrounding by a combination of both timber closed and feather board fence paneling. The garden also features wall lighting, side gated access and an additional parcel of land to the rear offering further garden space.

Front

A tandem tarmacadam driveway offers off road parking for multiple vehicles and sit adjacent to a well maintained lawn beyond privet hedging and gives way to the front door beneath a canopy porch and adjacent to wall lighting.

Garage

8'9 x 15'8 (2.67m x 4.78m)

Entered via an up and over door to front and having both light and power.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Special Note To Buyers

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

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