

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, serif font.

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

£58,000

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- 2025 Combi Boiler
- 2025 Consumer Unit
- Side Garden
- Council Tax Band\*: A
- Over 55's Development
- Two Bedrooms
- Three Piece Shower Room
- Price: £58,000

## Overview

**\*2025 WORCESTER BOSCH COMBI GAS BOILER & CONSUMER UNIT\*, NEW FLOORING & DECORATION THROUGHOUT\* OFFERED WITH NO UPWARD CHAIN \*** This TWO BEDROOM park home comes to the market enjoying a well maintained garden and is available today! In brief, the property comprises a double bedroom, a three piece bathroom suite, further second bedroom, kitchen and lounge/diner. 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 (13.9miles) 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

Entered through a uPVC front door with inset opaque double glazed panelling and comprising a uPVC double glazed window to side.

### Refitted Kitchen

9'8" x 7'3" (2.95m" x 2.21m")

Having a range of wall and base units with rolled edge work surfaces and including an integrated electric oven/grill whilst also benefiting from space and plumbing for appliances. The kitchen also comprises of part tiled walls, sink and drainer. Also enjoying timber effect vinyl flooring, a dual aspect with double glazed windows to either side and an airing cupboard with new Worcester combi boiler.

### Lounge

9'8" x 11'6" (2.95m" x 3.51m")

Dual aspect uPVC double glazed windows, uPVC door to the side. Having an electric fire with brick effect tiled surround and hearth.

### Shower Room

4'11" x 5'5" (1.50m" x 1.65m")

Comprises a 3 piece suite, a low level push button WC, wash hand basin, enclosed corner shower hosts a thermostatic shower. The shower room also includes part tiled walls, a chrome heated towel rail, timber effect vinyl flooring having uPVC opaque double glazed window to side.

### Bedroom

9'8" x 6'11" (2.95m" x 2.11m")

Having a uPVC double glazed window to the rear.

### Bedroom

7'0" x 7'10" (2.13m" x 2.39m")

Enjoying a uPVC double glazed window to the side.

## OUTSIDE

### Front

A paved walkway bisects a well maintained lawn and having stone shingled edging, stairs rising to the front door and hosts a metal garden shed.

### Communal Parking

Located on site.

### Charges

The ground rent is £152.00 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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**call Sinclair on 01530 838338**



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