



Sinclair

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

£100,000

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Property at a glance

- Nearly New
- Three piece Shower Room Suite
- Corner Plot
- Council Tax Band*: A
- Two Bedrooms
- 19'5" Kitchen/Diner
- Over 55's
- Price: £100,000

Overview

This OVER 55'S TWO BEDROOM DETACHED PARK HOME comes to the market with option of being partially furnished and boasts a wonderfully modern interior as the park home itself is less than three years old. Occupying a generous corner plot, the park home in brief comprises a 19'5" kitchen diner, shower room and two bedrooms with a side garden.

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



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Detailed Accommodation

Living Kitchen/Diner

9'3" x 19'5" (2.82m x 5.92m)

Enjoying two uPVC double glazed windows to the left elevation and a further uPVC double glazed window to the right elevation, the living kitchen/diner also features uPVC framed patio doors to front, inset downlights, part timber effect laminate flooring with part carpet and benefiting from a sink and drain unit, four ring induction hob with extractor hood over and splash screen, electric oven and grill and further integrated fridge/freezer and dishwasher respectively.

Shower Room

6'1" x 4'8" (1.85m x 1.42m)

This three piece suite comprises a low level push button WC, corner thermostatic shower enclosure with a bar mixer tap, extractor fan, a vanity wash hand basin with mono bloc mixed tap, timber effect laminate flooring, tiled walls, a chrome heated towel rail, inset downlight and an extractor fan.

Bedroom Two

6'5" x 5'8" (1.96m x 1.73m)

Having a uPVC double glazed window to side and inset downlights.

Bedroom One

7'3" x 9'2" (2.21m x 2.79m)

Having a range of fitted sliding wardrobes, inset down lights and uPVC double glazed window to side.

OUTSIDE

Garden

Enjoying a paved patio area with steps ascending to both the front and side doors respectively, whilst hosting a well maintained lawn surrounded by timber closed board fence panelling and an array of trees and shrubs, whilst comprising a brick store and steel shed.

Communal Parking

Located on site

Charges

The ground rent is approx. £152.00 4 weekly. Gas bottles are £85.00.

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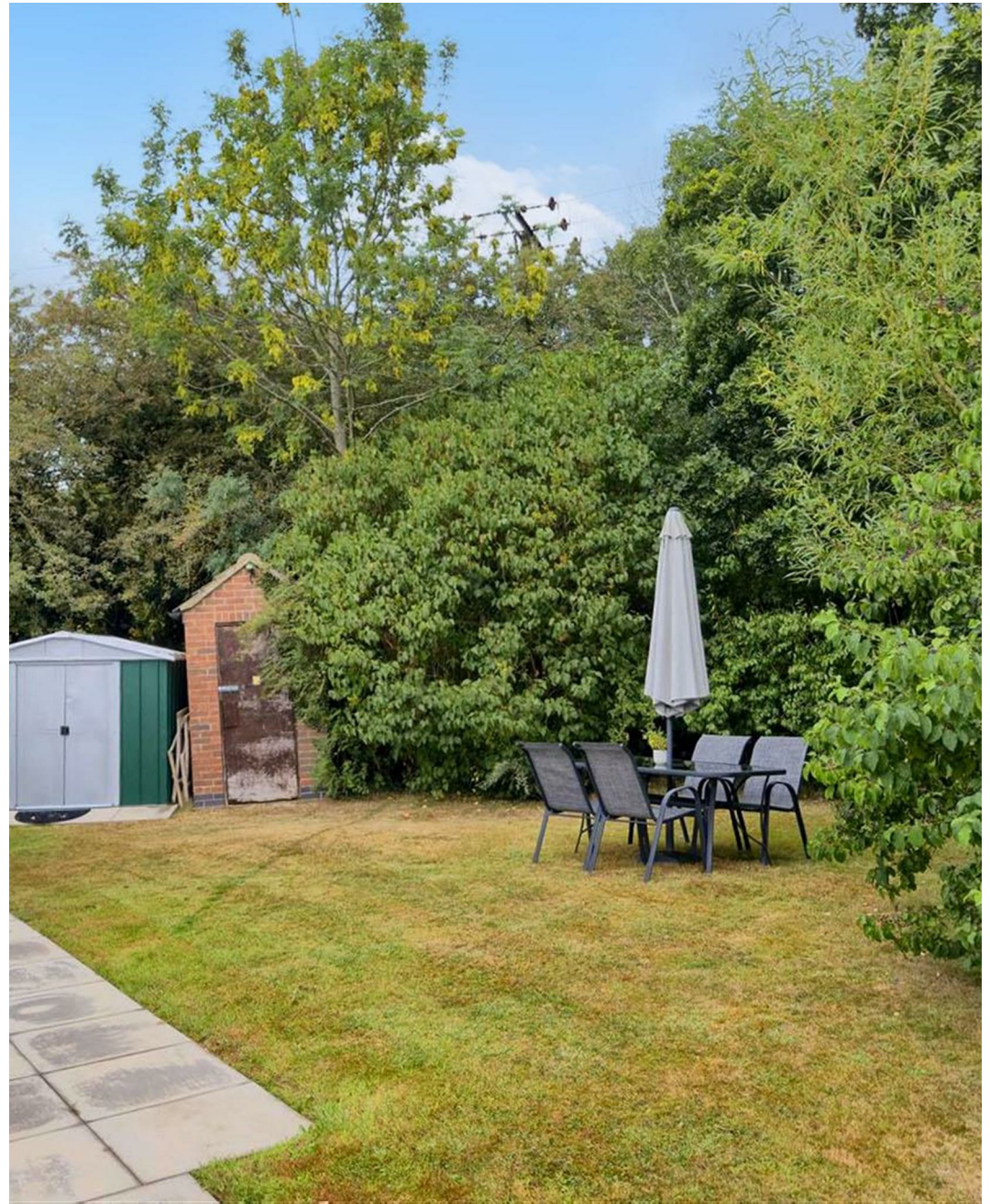
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Fixture & Fittings

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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