



Sinclair

8 St Christophers Park, Ellistown, Leicestershire, LE67 1FG

01530 838338 sinclairestateagents.co.uk

Offers In The Region Of
£59,950

Property at a glance

- One Bedroom Park Home
- Open Plan Living Kitchen
- Communal Parking
- Council Tax Band*: A
- Shower Room & Utility
- Landscaped Side Garden
- Over 55's Development
- Price: £59,950

Overview

* MOTIVATED SELLER * PRICED TO SELL * A beautifully presented modern park home on this sought-after over 55s development. The property offers bright open-plan living with a stylish fitted kitchen, double bedroom with wardrobes, modern shower room, and utility room. Enjoy a landscaped side and rear garden, Calor gas central heating, double glazing, and communal parking. Offered by motivated vendors – early viewing advised!

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



8 St Christophers Park, Ellistown, Leicestershire, LE67 1FG

Sinclair

Detailed Accommodation

Entrance Hall

Having uPVC front access door, dado rail, coving and inset downlights.

Double Bedroom

10'0" x 9'0" (3.05m x 2.74m)

Having double glazed window to side with fitted blackout blind, radiator, ceiling spot lights, coving and range of built in wardrobes with hanging and shelving.

Utility Room

6'3" x 5'11" (1.91m x 1.80m)

Benefitting from a rolled edge worksurface offering space and plumbing for appliances, coving, inset downlights and having a uPVC double glazed window to side.

Shower Room

Having three piece suite comprising shower unit, dual flush w.c, vanity wash hand basin, chrome heated towel rail, ceiling spot lights, coving, double glazed window and extractor fan.

Open Plan Living Kitchen

17'0" x 10'0" (5.18m x 3.05m)

Kitchen Area

Having a range of base and wall units, integrated single oven & grill, four ring hob with extractor fan with stainless steel splash back, stainless steel sink and drainer with mixer tap, space for washing machine, integrated fridge freezer, double glazed windows to side with blackout roller blind.

Living Area

Having dual aspect double glazed windows with curtains, double glazed french doors, two radiators, ceiling spot lights and coving.

Outside

Garden

Enjoying a side lawn edged with flower beds and having a raised paved walkway edged with picket fencing and providing access to both the front door and rear garden respectively. The rear part of the garden benefits from a paved seating area with a further area of stone shingling and is facilitated by a water point and wall lighting.

Communal Parking

Located on site.

CHARGES

The ground rent for this park home is £152.00 4 weekly.

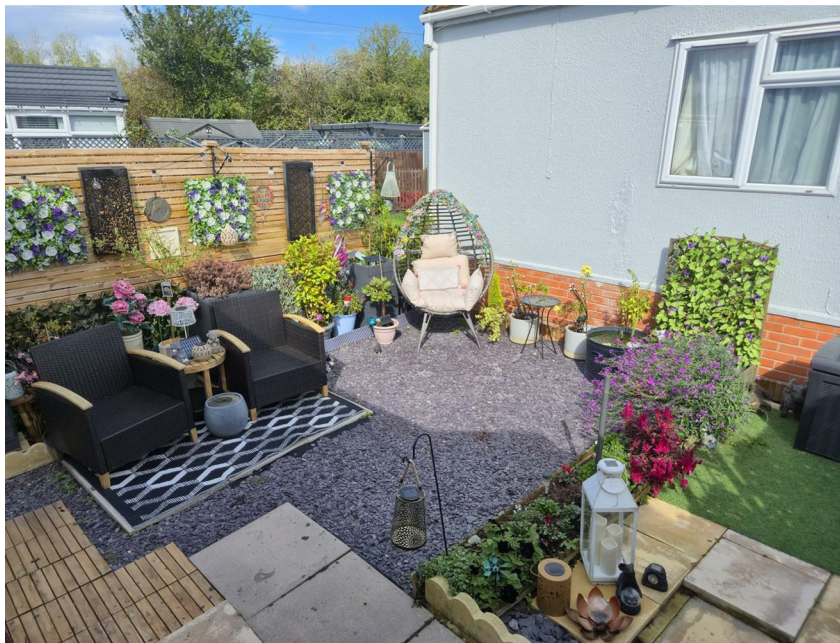
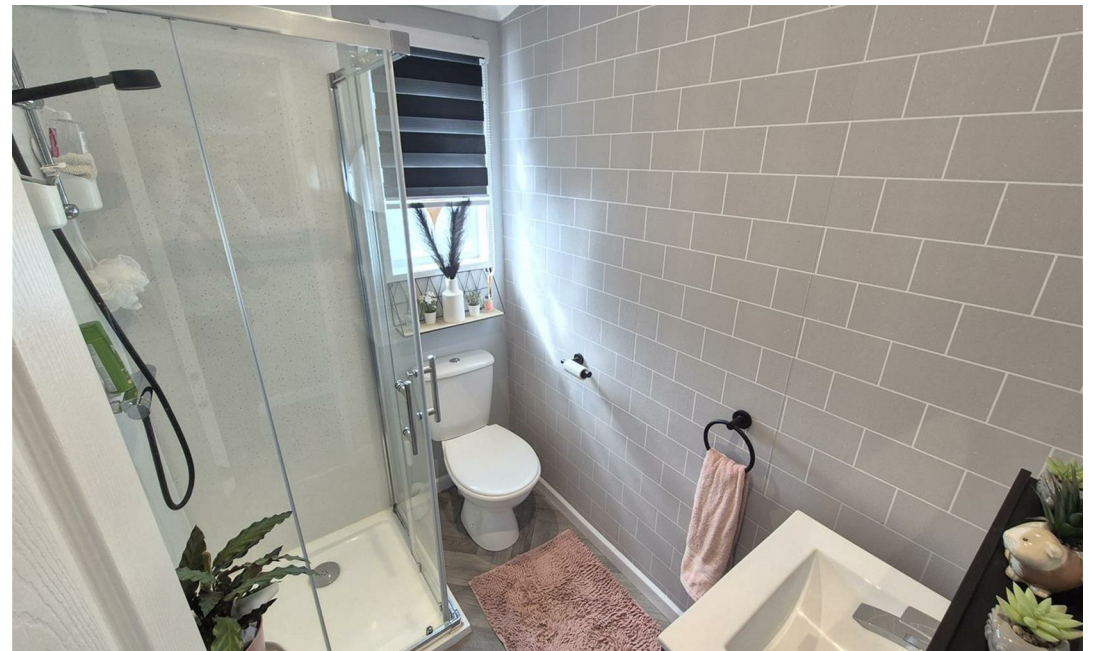
8 St Christophers Park, Ellistown, Leicestershire, LE67 1FG

Sinclair



8 St Christophers Park, Ellistown, Leicestershire, LE67 1FG

Sinclair



8 St Christophers Park, Ellistown, Leicestershire, LE67 1FG

Sinclair



8 St Christophers Park, Ellistown, Leicestershire, LE67 1FG

Sinclair

8 St Christophers Park, Ellistown, Leicestershire, LE67 1FG

Sinclair

8 St Christophers Park, Ellistown, Leicestershire, LE67 1FG

Sinclair

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.

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Homesearch, Gov.uk and information provided and verified by our vendors.

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

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

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