



Sinclair

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

£96,000

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Property at a glance

- Brand New Park Home
- Two Bedrooms
- Shower Room
- Council Tax Band*: A
- Fully Furnished
- Modern Throughout
- Corner Plot
- Price: £96,000

Overview

****OFFERED WITH NO UPWARD CHAIN**** This BRAND NEW FULLY FURNISHED TWO BEDROOM DETACHED PARK HOME comes to the market offering modern living throughout and situated within the popular commuter village of Ellistown on the sought after St Christophers park development. In brief the property comprises open plan living/kitchen dining area and benefits from accompanying furniture, a gas fired combination boiler and gives way to a three piece double shower suite and benefits from two bedrooms including the master bedroom with fitted wardrobes. Externally, the property enjoys a garden to rear and sits on a corner plot. Please note the park home site is for those over 55 years old.

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

9'1 x 20'6 (maximum) (2.77m x 6.25m (maximum))

Benefiting from a host of natural light with six uPVC double glazed windows to both sides and front elevations and entered via a opaque uPVC door to front. It offers open plan space which in turn is complemented by fitted carpets, a wall unit. arm chair and sofa and the kitchen/diner portion of the room enjoys timber effect vinyl flooring, a rolled edged work surfaces, sink and drainer unit with swan neck mixer tap, four ring gas hob with splash screen and extractor hood over, electric oven/grill, an integrated fridge/freezer and further washing machine/tumble dryer whilst featuring a vaulted ceiling space, coving and inset down lights.

Shower Room

4'5 x 7'0 (1.35m x 2.13m)

This three piece suite comprises a low level push button WC and vanity wash hand basin with mono bloc mixer tap, double walk in shower enclosure with tiling to splash prone areas, chrome heated towel rail. tile effect vinyl flooring, coving, an extractor fan, inset down lights and uPVC opaque double glazed window to side.

Inner Lobby

Enjoying a separate rear uPVC door and comprising an airing cupboard, coving and inset down lights.

Bedroom One

9'1 x 8'0 (2.77m x 2.44m)

Enjoying two uPVC double glazed windows to side, coving and a range of fitted wardrobes.

Bedroom Two

6'3 x 4'7 (1.91m x 1.40m)

Having uPVC double glazed window to side, inset down lights and coving.

OUTSIDE

Garden

Enjoying a paved walked way and steps to the front door and garden respectively which in turn comprises a timber framed garden shed and further steel storage shed and offers both a stone shingling, artificial lawn and a paved patio area.

Communal Parking

Located on site.

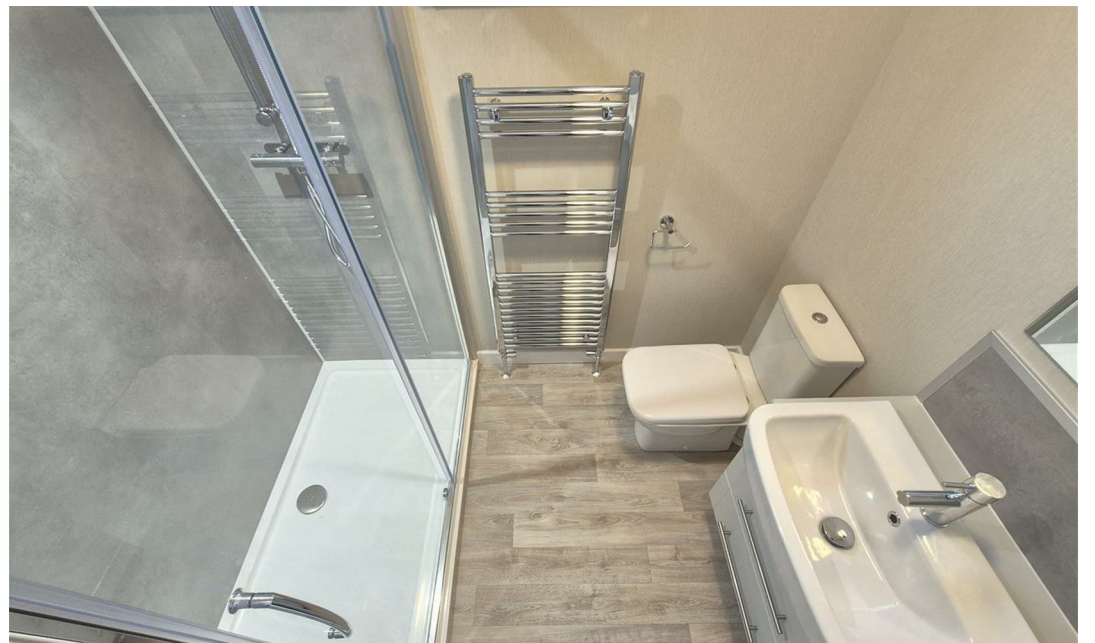
Charges

The ground rent is approx. £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.

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