



Sinclair

78a Ibstock Road, Ellistown, Leicestershire, LE67 1ED

£229,950

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Detached Bungalow
- Open Plan Kitchen/Diner
- Private Rear Garden
- Council Tax Band*: C
- Two Double Bedrooms
- Modern Throughout
- Detached Garage
- Price: £229,950

Overview

**** OFFERED WITH NO UPWARD CHAIN **** This modern TWO DOUBLE bedroom detached bungalow with DETACHED GARAGE comes to the market within the popular commuter village of Ellistown. At a glance, the property enjoys an open entrance hall, lounge, two double bedrooms, shower room and open plan kitchen/diner. externally, the property enjoys a private garden to rear with access to the detached garage and low maintenance frontage. Early viewings come highly advised. EPC RATING B.

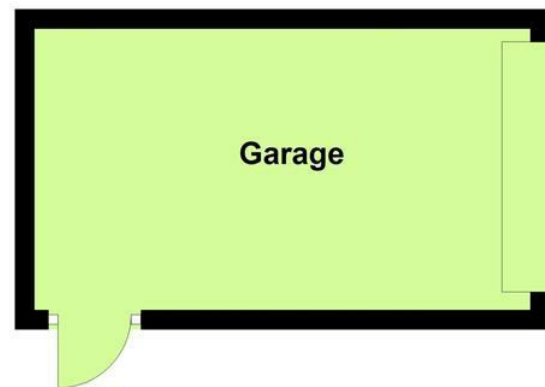
Location**

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



78a Ibstock Road, Ellistown, Leicestershire, LE67 1ED

Sinclair

Detailed Accommodation

Entrance Hall

Entered through a composite front door and comprising an inset footwell, access to an airing cupboard providing storage and loft hatch which in turn provides a pull down ladder with both light and power and measures approx. 30'0" x 11'0".

Lounge

14'3" x 12'7" (4.34m x 3.84m)

Enjoying a dual aspect with uPVC double glazed windows to front and side and radiator.

Bedroom Two/Study

8'8" x 8'8" (2.64m x 2.64m)

Having a mirror fronted sliding double wardrobe, radiator and uPVC double glazed window to front.

Bedroom One

10'7" x 12'9" (3.23m x 3.89m)

Having uPVC double glazed window to rear and radiator.

Shower Room

7'11" x 5'6" (2.41m x 1.68m)

This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, corner shower double enclosure with electric power shower over, ceramic tiled flooring, inset down lights, chrome heated towel rail, extractor fan and opaque uPVC double glazed window to rear.

Kitchen/Diner

10'7" x 8'9" (3.23m x 2.67m)

Inclusive of a modern range of wall and base units with complementary rolled edge work surfaces, a sink and drainer unit with swan neck mixer tap, electric oven/grill, four ring induction hood with extractor hood over. Other benefits include space and plumbing for appliances, tiling to splash prone areas, ceramic tiled flooring, inset down lights, uPVC double glazed window to rear and an adjacent uPVC door accessing the private rear garden.

OUTSIDE

Private Rear Garden

Enjoying a paved patio, edged with flower beds hosting a range of shrubs giving way to a well maintained lawn which in turn is surrounded by a retaining brick wall and benefits from both a water point and side gated access whilst providing pedestrian access to the detached garage.

Detached Garage

9'7" x 17'0" (2.92m x 5.18m)

Entered via a up-and-over entrance door and having further uPVC double glazed door accessing the private rear garden and benefits from both light and power.

Front

Surrounded by a dwarf brick wall, the front garden enjoys a modest lawn and a paved walkway which in turn grants access to the front door which is complemented by wall mounted lantern style lighting.

78a Ibstock Road, Ellistown, Leicestershire, LE67 1ED

Sinclair



78a Ibstock Road, Ellistown, Leicestershire, LE67 1ED

Sinclair



78a Ibstock Road, Ellistown, Leicestershire, LE67 1ED

Sinclair



78a Ibstock Road, Ellistown, Leicestershire, LE67 1ED

Sinclair

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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

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