



Sinclair

21 Channing Way, Ellistown, Leicestershire, LE67 1HA

£239,500

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Property at a glance

- Cul-De-Sac
- Semi Detached House
- Conservatory
- Council Tax Band*: B
- Three Bedrooms
- Garage
- Landscaped Rear Garden
- Price: £239,500

Overview

This SEMI DETACHED FAMILY HOME benefitting from OFF ROAD PARKING and A CONSERVATORY comes to the market occupying a sought after Cul-De-Sac in the popular commuter village of Ellistown. In brief the property enjoys a bay fronted lounge, kitchen/diner and a conservatory to the ground floor, stairs rising to the first floor gives way to the three piece bathroom suite and three bedrooms. Externally the property features a landscaped private rear garden and an integral garage and off road parking to front for multiple vehicles. Early viewings come highly advised in order to avoid disappointment. EPC RATING C.

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.



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a uPVC door to front with inset opaque double glazed panel and giving way to the lounge.

Lounge

11'8" x 18'6" (3.56m x 5.64m)

Enjoying an Adam style gas fire place with polished granite hearth, with further cast iron surround and having stairs rising to the first floor and a uPVC double glazed bay window to front.

Kitchen/Diner

11'8" x 8'1" (3.56m x 2.46m)

Inclusive of an attractive range of wall and base units with complimentary rolled edge worksurfaces, sink and drainer unit with swan neck mixer tap, four ring gas hob with electric oven/grill, vinyl flooring, space and plumbing for appliances, uPVC double glazed window to rear and uPVC double glazed door accessing the conservatory.

Conservatory

13'1" x 10'1" (3.99m x 3.07m)

Enjoying a uPVC double glazed construction with uPVC framed French doors to side and benefitting from a ceiling fan.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three good sized bedrooms and the family bathroom and comprise an airing cupboard housing the hot water cylinder.

Bedroom One

11'8" x 11'6" (3.56m x 3.51m)

Enjoying wall lighting and uPVC double glazed window to front.

Bedroom Two

9'7" x 8'4" (2.92m x 2.54m)

Having loft hatch and over stairs storage and uPVC double glazed window to rear.

Bedroom Three

8'0" x 9'4" (2.44m x 2.84m)

Benefitting from three double fitted wardrobes and a uPVC double glazed window to front.

Bathroom

7'7" x 5'6" (2.31m x 1.68m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with panel bath and mixer shower over, part tiled walls, vinyl flooring, extractor fan, shaver point and an opaque uPVC double glazed window to rear.

Private Rear Garden

Enjoying an Indian flag paved patio area with block edging and enjoying a stone shingled potting area dissected by further Indian flag paved walkway to a rear seating area which in turn hosts a timber framed summer house surrounded by timber close board fence panelling.

Garage

8'6" x 18'3" (2.59m x 5.56m)

Entered via an up and over door to front and having a further uPVC double glazed door to rear and having both light and power.

Front

A block paved driveway offers off road parking for multiple vehicles and grants access to the front door underneath a canopy porch.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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

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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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