

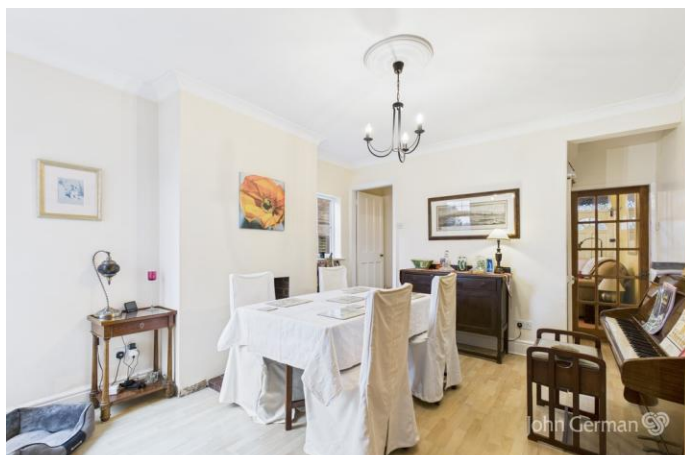
Battram Road

Ellistown, Coalville, LE67 1GB



A beautifully extended and characterful three-bedroom home, tucked away off a quiet leafy lane in the sought-after village of Battram. This property combines period charm including high ceilings, coving, bay windows, a period-style fireplace, with well-appointed modern living.

£230,000



John German

Set in the heart of Battram, a quiet rural hamlet surrounded by open countryside and woodland walks, this home perfectly balances tranquillity with convenience - a true haven for those seeking space, character, and a touch of country calm.

Accommodation: An inviting entrance door with an arched glazed fanlight opens into a welcoming sitting room, featuring high ceilings with decorative coving, a radiator, and a large walk-in square bay window that floods the space with natural light. The focal point of the room is a charming living flame gas fire with a marble hearth and backplate surround, flanked on both sides by fitted shelving within the chimney breast alcoves.

The second reception room is a well-proportioned and versatile space, currently used as a dining/sitting room. It includes a useful understairs storage cupboard, staircase leading to the first floor, and dual-aspect windows that ensure plenty of light throughout the day. A UPVC double-glazed door opens directly onto the rear patio, while a glazed internal door leads into the modern fitted kitchen.

The kitchen is appointed with Shaker-style base and wall-mounted cabinets, complemented by contrasting black countertops and a matching one-and-a-half bowl sink with mixer tap. There is space for an electric cooker and fridge freezer, and an attractive tiled floor provides a practical and stylish finish. The kitchen flows seamlessly into the adjacent utility/boot room, offering additional cabinetry with roll-top work surfaces, an inset stainless steel sink with mixer tap, and space for both a washing machine and tumble dryer. The gas central heating boiler is located here, along with UPVC double-glazed windows to the side and a door providing direct access to the patio.

The family bathroom, located on the ground floor, is a generously sized and beautifully presented space. It features a panelled bath with tiled surround, WC, and a large contemporary vanity unit with inset washbasin and deep drawers beneath. A feature mosaic-tiled oversized walk-in shower with mains shower over adds a touch of luxury, while an electric ladder radiator keeps towels warm and cosy.

Upstairs, leading off the first-floor landing, are three well-proportioned bedrooms, each capable of accommodating a double bed. Bedroom One spans the full width of the property and enjoys pleasant views over the tree lined lane. Bedroom two features a lovely period-style fireplace as a focal point, along with an over-stairs storage cupboard and countryside views to the rear. Bedroom three also has a window providing a charming outlook across the gardens, fields, and open countryside.

Outside: The property enjoys a delightful setting along a quiet leafy lane in the picturesque hamlet of Battram, set back from the road a wide driveway provides ample off-road parking, with side driveway access and double timber gates leading through to the rear garden.

The rear gardens are a true highlight - beautifully landscaped and offering excellent privacy. They feature mature hedging, well-planted borders, and shaped lawns, along with a lower gravel seating area ideal for outdoor dining and relaxation. To the rear, there are two attractive brick-built sheds with tiled roofs, providing excellent storage and adding further character to this wonderful home.

Agents note: The property is located in an ex-mining area

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

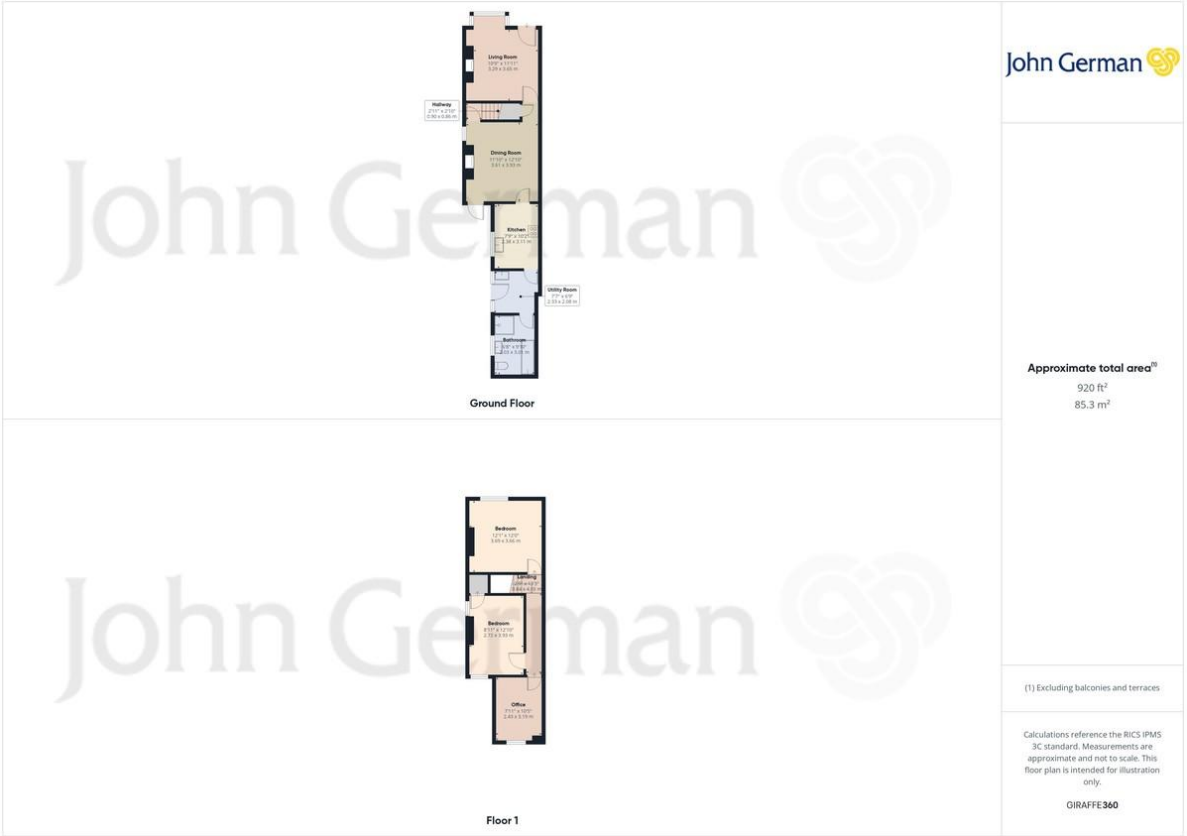
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA20102025

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