



28 Channing Way, Ellistown

£279,950

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Ellistown, Coalville

OFFERED WITH NO UPWARD CHAIN This EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE offers a fantastic CORNER PLOT with FIELDS VIEWS SURROUNDING. At a glance the property comprises an entrance hall, lounge, kitchen/diner, conservatory, utility room and integrated garage to the ground floor with stairs rising to the first floor landing giving way to the four piece bathroom suite and four bedrooms. Externally the property enjoys a larger than average rear garden and an ample frontage able to accommodate parking for multiple vehicles.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Four Bedrooms
- Corner Plot
- No Upward Chain
- Garage
- Field Views
- Extended



GROUND FLOOR

Entrance Hall

Entered through a timber framed door with inset opaque multi pane panels and having an inset footwell and stairs rising to the first floor.

Lounge

17' 7" x 10' 4" (5.36m x 3.15m)

Enjoying a uPVC double glazed bay window to the front, electric fireplace with marble effect surround and hearth and giving way to the kitchen/diner.

Kitchen/Diner

9' 1" x 13' 7" (2.77m x 4.14m)

Inclusive of a range of wall and base units with rolled edged work surfaces, a sink and drainer unit, a free standing gas cooker with tiling to splash prone areas, space and plumbing for appliances, access to under stairs storage, a uPVC double glazed window to rear and giving way to the conservatory.



Conservatory

8' 2" x 14' 7" (2.49m x 4.45m)

Being of uPVC double glazed construction with wall lighting and uPVC framed door accessing the rear garden and further access to the utility room.

Utility Room

7' 1" x 8' 9" (2.16m x 2.67m)

Comprising the gas fired central heating boiler, vinyl flooring, lights, power and accessing the garage.

FIRST FLOOR

Landing

Stairs ascending the first floor landing gives way to four good sized bedrooms and the family bathroom and comprise loft hatch and access to over stairs storage.



Bedroom One

9' 3" x 11' 9" (2.82m x 3.58m)

Enjoying a range of double fitted wardrobes and benefitting from a uPVC double glazed window to rear which in turn enjoys fields views.

Bedroom Two

14' 1" x 8' 0" (4.29m x 2.44m)

Enjoying uPVC double glazed window to front and fitted storage cupboard.

Bedroom Three

10' 6" x 6' 4" (3.20m x 1.93m)

Having fitted sliding wardrobes and uPVC double glazed window to front.

Bedroom Four

7' 1" x 7' 1" (2.16m x 2.16m)

Having uPVC double glazed window to front.

Family Bathroom

8' 3" x 8' 1" (2.52m x 2.46m)

This four piece suite comprises a low level w.c, pedestal wash hand basin, a roll top bath with thermostatic mixer shower tap attachment and a further corner shower enclosure with electric power shower. The bathroom also features a chrome heated towel rail, an extractor fan, a shaver point, tiled effect vinyl flooring and an opaque uPVC double glazed window to side.



OUTSIDE

Private Rear Garden

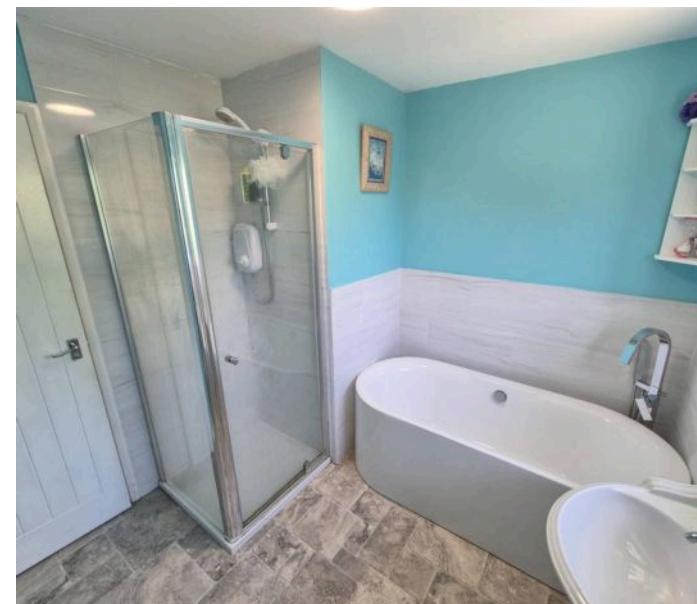
A paved patio area gives way to a well maintained lawn which in turn is complimented with a range of shrubs and stone shingled edging and is surrounding by a combination of both timber closed and feather board fence paneling. The garden also features wall lighting, side gated access and an additional parcel of land to the rear offering further garden space.

Front

A tandem tarmacadam driveway offers off road parking for multiple vehicles and sit adjacent to a well maintained lawn beyond privet hedging and gives way to the front door beneath a canopy porch and adjacent to wall lighting.

Garage

Dimensions: 2.67m x 4.78m (8'9 x 15'8). Entered via an up and over door to front and having both light and power.









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