

Sinclair



2 Sawbridge Close, Ellistown

£340,000

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Ellistown

A FOUR DOUBLE BEDROOM DETACHED FAMILY HOME SITUATED IN A QUIET CUL-DE-SAC IN THE VILLAGE OF ELLISTOWN. In brief the accommodation comprises; entrance hall, guest cloakroom, spacious lounge, separate dining area and modern fully fitted kitchen with separate utility room and ground floor converted garage providing an ideal play room or ground floor study. Stairs rise to the first floor offering four double bedrooms, dressing area, three piece en-suite and four piece family bathroom. Externally, the property enjoys gardens to front and rear along with double width driveway providing off road parking for multiple vehicles.

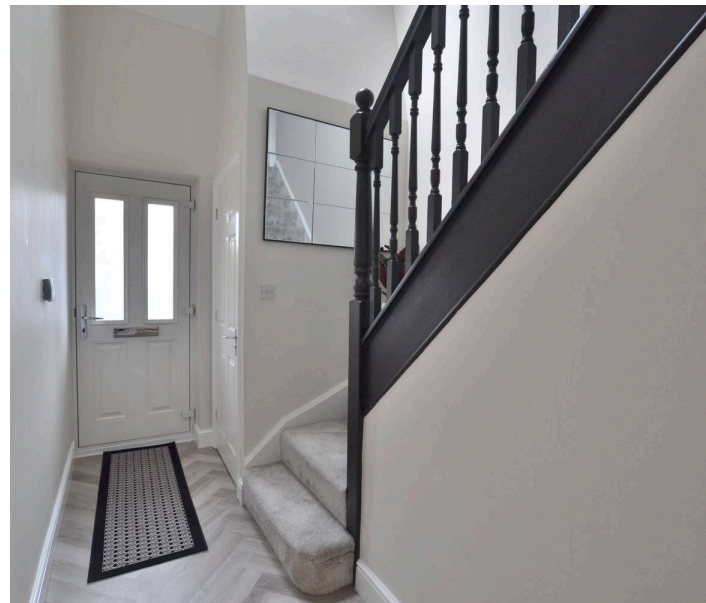
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Spacious Bay Fronted Lounge
- Open Plan Kitchen & Dining Area
- Four Double Bedrooms
- Gardens & Parking
- En-Suite & Family Bathroom
- Converted Garage Space



GROUND FLOOR

Entrance Hall

Has double glazed uPVC front access door, radiator, grey laminate wood flooring, stairs rising to the first floor with feature vaulted ceiling and double glazed Velux window.

Cloakroom/WC

Is fitted with a corner wash hand basin. WC, double glazed opaque window and radiator.

Lounge

17' 0" x 12' 5" (5.18m x 3.79m)

Having double glazed bay fronted window with fitted roller blinds, two radiators, TV point, ceiling coving and feature fireplace housing gas fire (capped).

Breakfast Kitchen

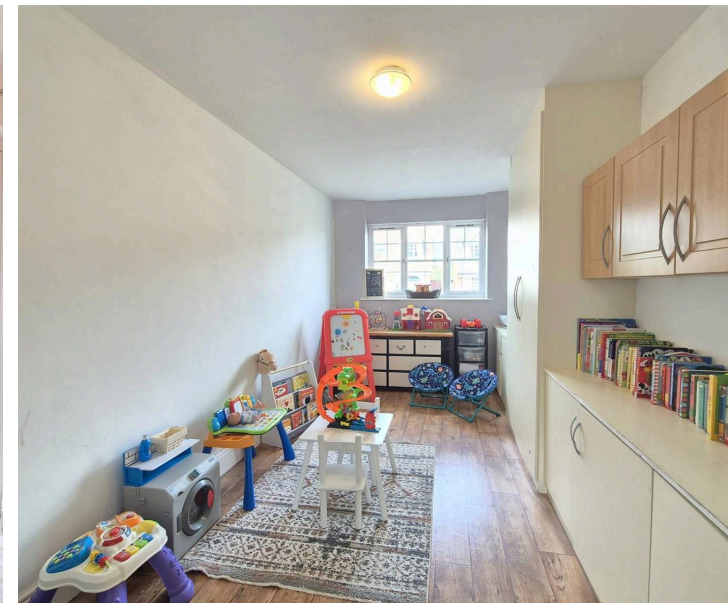
11' 2" x 14' 9" (3.40m x 4.50m)

Having a range of modern wall and base units with matching breakfast bar, integrated double oven and grill, microwave, four ring gas hob and extractor hood, integrated dishwasher, ceiling spotlights and double glazed window to the rear elevation with fitted roller blind, grey laminate flooring continued from the entrance hall, tiled splashback, stainless steel circular sink and mixer tap. Also having a double glazed French doors opening on to the garden and access to understairs PANTRY whilst being open aspect into the dining room.

Dining Room

11' 2" x 8' 7" (3.40m x 2.62m)

Having double glazed French doors opening on to the garden along with a radiator.



Utility Room

8' 6" x 5' 1" (2.59m x 1.55m)

Having a range of matching wall and base units with stainless steel sink and drainer with mixer tap, space and plumbing for appliances, radiator, tiled splashback and grey laminate flooring continued from the kitchen area. Also having a double glazed access door leading to the garden.

Garage Conversion/Play Room

16' 4" x 8' 8" (4.98m x 2.64m)

Having double glazed window, a range of wall and base units, radiator and wood effect flooring.

FIRST FLOOR

Gallery Landing

Stairs rise to the first floor landing having airing cupboard and vaulted ceiling with Velux window.

Bedroom One

10' 7" x 12' 5" (3.23m x 3.79m)

Having double glazed window with fitted roller blind, radiator and TV point.

Dressing Area

4' 4" x 7' 9" (1.32m x 2.36m)

Having His-n-Her built in wardrobes with mirror sliding doors.

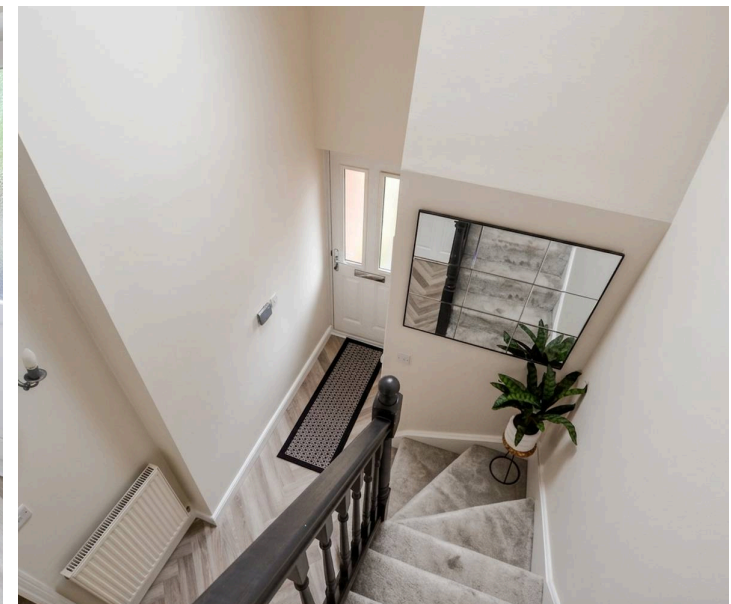
En-Suite Shower Room

Is fitted with a contemporary three piece white suite comprising; double mains shower with glass door, WC and vanity wash hand basin, part tiled walls, feature vinyl cushion flooring, extractor fan and radiator.

Bedroom Two

16' 6" x 9' 0" (5.03m x 2.74m)

Having double glazed window, radiator and TV point.



Bedroom Three

14' 0" x 8' 2" (4.27m x 2.49m)

Having double glazed window with fitted roller blind and built-in wardrobe with hanging and overhead storage.

Bedroom Four

8' 8" x 8' 1" (2.64m x 2.46m)

Having double glazed window, built-in wardrobe with hanging shelves and overhead storage, mirror sliding doors and dimmer control lighting.

Family Bathroom

Is fitted with a four piece white suite comprising; panel bath with WC and wash hand basin, separate shower unit with mains shower and extractor fan, radiator, partly tiled walls, vinyl cushion flooring, double glazed opaque window and radiator.

Rear Garden

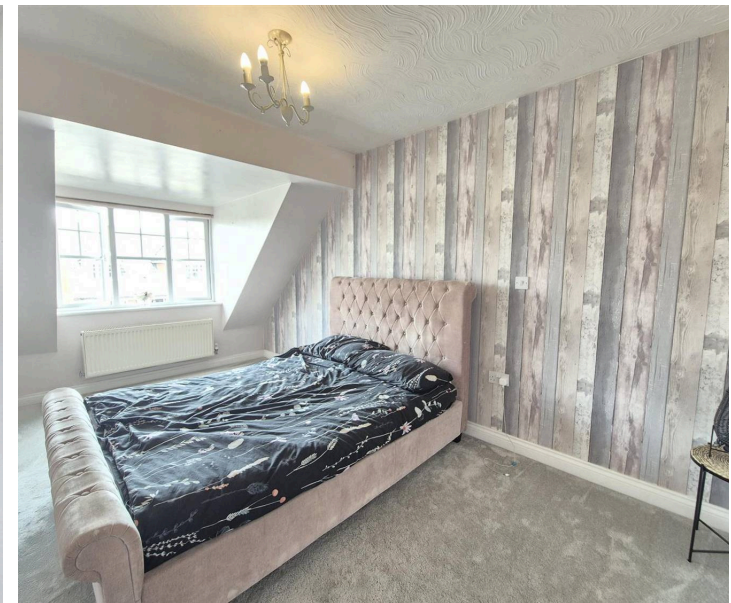
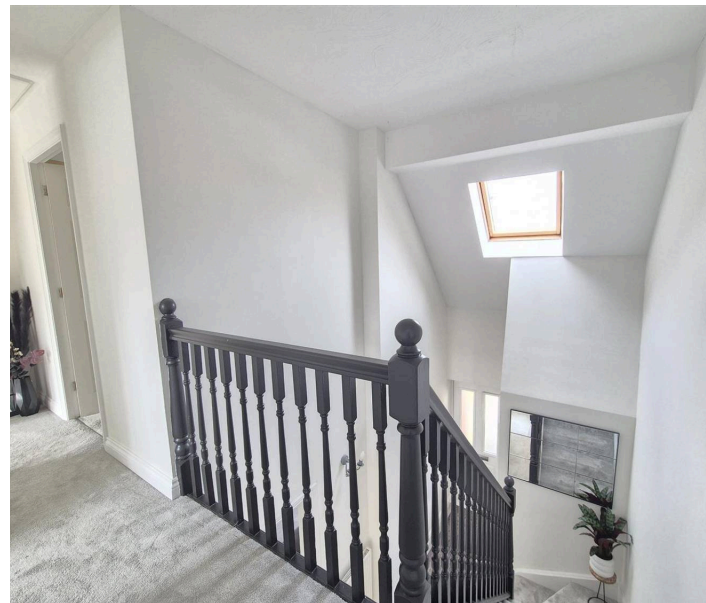
The rear garden is beautifully presented and offers a combination of paved pathways whilst being laid to lawn with planted borders, mature trees all within an enclosed walled and fenced boundary with side gate, outside tap, light and power supply, raised lavender beds and garden shed.

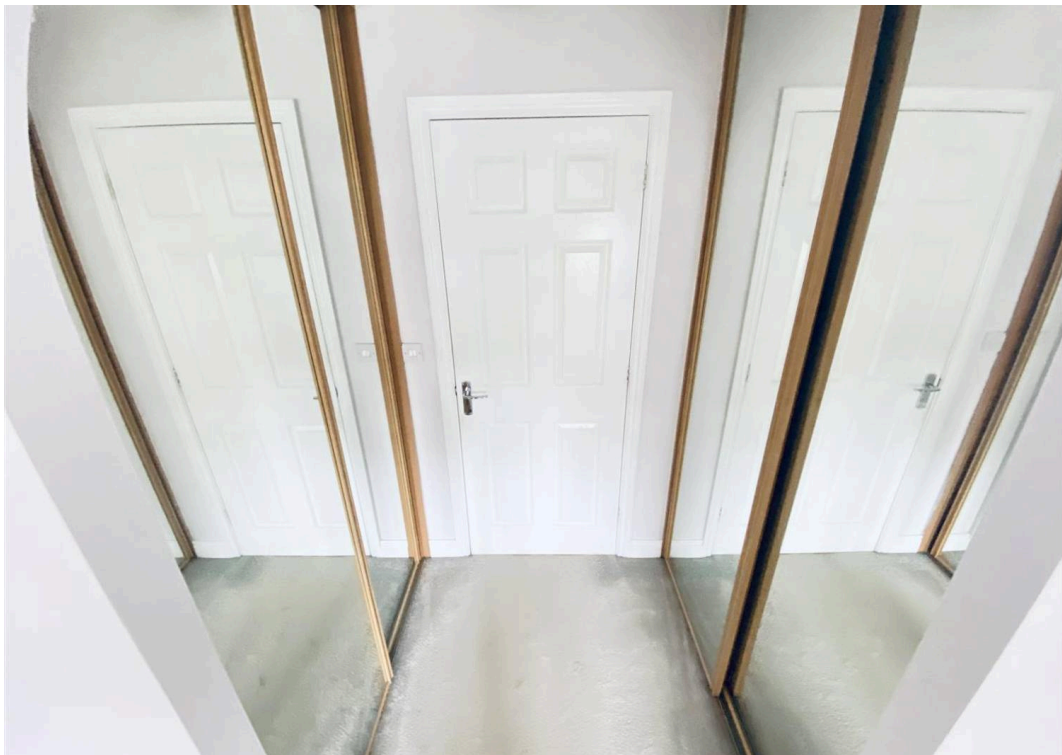
Front Garden

The front garden is laid to lawn with borders and a conifer tree lined boundary with paved pathway leading to the front door.

Driveway

The driveway provides ample off road parking for multiple vehicles.









Ground Floor



First Floor





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