



88 St. Christophers Park St. Christophers Road, Ellistown

£100,000

# 88 St. Christophers Park St. Christophers Road

Ellistown, Coalville

This OVER 55'S TWO BEDROOM DETACHED PARK HOME comes to the market with option of being partially furnished and boasts a wonderfully modern interior as the park home itself is less than three years old. Occupying a generous corner plot, the park home in brief comprises a 19'5" kitchen diner, shower room and two bedrooms with a side garden.

Council Tax band: A

Tenure: Non-Traditional Tenure

- Nearly New
- Over 55's
- 19'5" Kitchen/Diner
- Two Bedrooms
- Three piece Shower Room Suite
- Corner Plot



### Living Kitchen/Diner

19' 5" x 9' 3" (5.92m x 2.82m)

Enjoying two uPVC double glazed windows to the left elevation and a further uPVC double glazed window to the right elevation, the living kitchen/diner also features uPVC framed patio doors to front, inset downlights, part timber effect laminate flooring with part carpet and benefiting from a sink and drain unit, four ring induction hob with extractor hood over and splash screen, electric oven and grill and further integrated fridge/freezer and dishwasher respectively.

### Shower Room

4' 8" x 6' 1" (1.42m x 1.85m)

This three piece suite comprises a low level push button WC, corner thermostatic shower enclosure with a bar mixer tap, extractor fan, a vanity wash hand basin with mono bloc mixed tap, timber effect laminate flooring, tiled walls, a chrome heated towel rail, inset downlight and an extractor fan.

### Bedroom Two

5' 8" x 6' 5" (1.73m x 1.96m)

Having a uPVC double glazed window to side and inset downlights.

### Bedroom One

9' 2" x 7' 3" (2.79m x 2.21m)

Having a range of fitted sliding wardrobes, inset down lights and uPVC double glazed window to side.



## OUTSIDE

### Garden

Enjoying a paved patio area with steps ascending to both the front and side doors respectively, whilst hosting a well maintained lawn surrounded by timber closed board fence panelling and an array of trees and shrubs, whilst comprising a brick store and steel shed.

### Communal Parking

Located on site

### Charges

The ground rent is approx. £152.00 4 weekly. Gas bottles are £85.00.



**Ground Floor**





## Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville - LE67 3PD

01530 838338

coalville@sinclairestateagents.co.uk

[www.sinclairestateagents.co.uk/#/](http://www.sinclairestateagents.co.uk/#/)

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, Spectre, Gov.uk and information provided and verified by our vendors.