



8 Pickering Drive, Ellistown

£280,000



# 8 Pickering Drive

Ellistown, Coalville

**\*\* A THREE DOUBLE BEDROOM DETACHED PROPERTY OCCUPYING A CORNER POSITION WITHIN A CUL-DE-SAC LOCATION IN THE DESIRABLE VILLAGE OF ELLISTOWN. AN INTERNAL INSPECTION COMES HIGHLY ADVISED IN ORDER TO APPRECIATE THE EXTENSIVE ACCOMMODATION OVER TWO FLOORS. \* In brief the property comprises entrance hall with cloakroom/WC, utility and ground floor playroom/study, separate dining room, lounge and breakfast kitchen all located on the ground floor. Stairs to the first floor offer three double bedrooms including an en-suite shower room and a contemporary three piece family bathroom. Externally the property benefits from a garden to the rear along with front providing off road parking for multiple vehicles and detached single garage. Additional benefits include double glazing and gas central heating.**

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Double Bedrooms
- Lounge & Dining Room
- Play Room/Study
- Modern Family Bathroom
- Breakfast Kitchen
- Detached Single Garage





## GROUND FLOOR

### Entrance Hall

Has double glazed access door, laminate flooring, radiator and access to all ground floor rooms.

### Cloakroom/WC

Consists of WC and wash hand basin, double glazed opaque window, tile effect flooring and radiator.

### Lounge

13' 5" x 10' 7" (4.09m x 3.23m)

Having double glazed sliding patio doors giving views and access to the rear garden, feature fireplace with gas fire, laminate flooring, double glazed side window, radiator and TV point.

### Dining Room

12' 9" x 8' 2" (3.89m x 2.49m)

Having double glazed bay fronted window with fitted Roman blinds, radiator, laminate flooring and double opaque access doors opening into the lounge.

### Fitted Kitchen

9' 4" x 9' 4" (2.85m x 2.85m)

With a range of wall and base units with stainless steel circular sink and drainer unit with mixer tap, integrated dishwasher, integrated oven and grill with a four ring gas hob and extractor hood, double glazed access door to the garden along with double glazed window and a radiator.

### Utility Room

7' 6" x 4' 7" (2.29m x 1.40m)

With space and plumbing for appliances.

### Playroom/Study

8' 5" x 7' 8" (2.57m x 2.34m)

Having laminate flooring, double glazed window with fitted Venetian blind, radiator, loft hatch and ceiling spotlights.





## FIRST FLOOR

### Landing

Stairs rise to the first floor landing with airing cupboard, double glazed opaque window with roller blind and radiator. Access to all rooms.

### Bedroom One

Dimensions: 4.14m x 3.02m (13'7" x 9'11"). Having double glazed window to the rear elevation with fitted Venetian blind and radiator. Access to en-suite.

### En-Suite

Consists of a three piece white suite comprising shower unit with WC and wash hand basin, double glazed opaque window, partly tiled walls and extractor fan.

### Bedroom Two

10' 5" x 9' 10" (3.18m x 3.00m)

Having double glazed window to the front elevation and radiator.

### Bedroom Three

7' 2" x 10' 3" (2.18m x 3.12m)

Having double glazed window to the front elevation and radiator.

### Family Bathroom

Has a contemporary three piece white suite comprising panelled P-shape bath with mains shower over, WC and wash hand basin, tiled walls, chrome heated towel rail, shaver socket and extractor fan and a double glazed opaque window.





## OUTSIDE

### Rear Garden

The rear garden consists of paved patios whilst being laid to lawn with a array of planted borders, shrubs and side gated access.

### Front

The front of the property is gravelled and tarmacadamed providing off road parking for multiple vehicles.

### Single Garage

16' 7" x 10' 1" (5.06m x 3.07m)

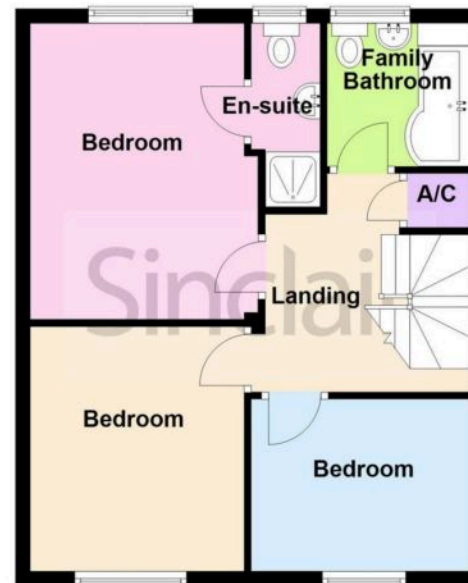
With up and over single door, power and light supply.



Ground Floor



First Floor







## Sinclair Estate Agents

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

01530 838338

[coalville@sinclairestateagents.co.uk](mailto:coalville@sinclairestateagents.co.uk)

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

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