



8 Pickering Drive, Ellistown

£280,000

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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.

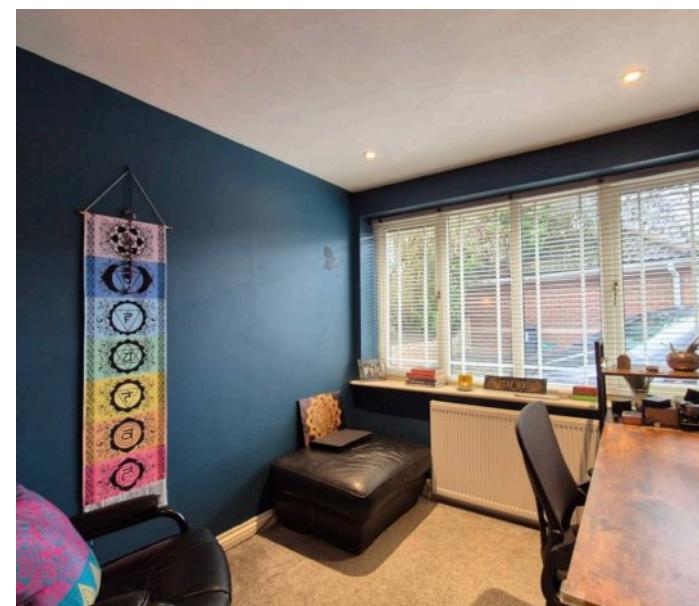
Front

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)

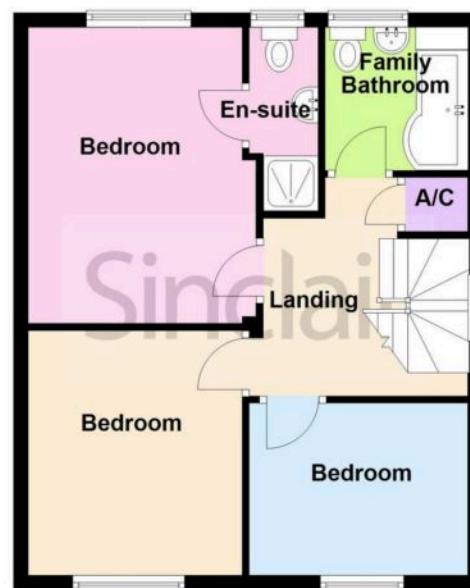
With up and over single door, power and light supply.



Ground Floor



First Floor





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