



84, Midland Road, Ellistown, Leicestershire, LE67 1EH

HOWKINS &
HARRISON

84, Midland Road,
Ellistown,
Leicestershire, LE67 1EH

Guide Price: £200,000

An attractive and well-maintained three-bedroom home offering spacious and practical accommodation, making it an ideal purchase for a range of buyers including those entering the market or seeking a ready-made investment.

The layout provides a comfortable balance of living space, with a welcoming living room to the front flowing through to a generous dining room. The kitchen is positioned to the rear and is supported by a ground floor bathroom. To the first floor are three bedrooms, including a particularly spacious principal room.

Outside, the property is complemented by a well-kept rear garden. A detached garage/outbuilding to the rear provides additional storage or potential for a variety of uses.



Location

84 Midland Road is situated within the village of Ellistown, a well-connected location offering a range of local amenities including shops, schooling and a leisure centre. The property is conveniently positioned for access to nearby Coalville, which provides a wider selection of retail and recreational facilities. The area is particularly well suited to commuters, with excellent road links via the A511, A42 and M1 motorway network, together with access to East Midlands Airport.

Travel Distances

Coalville – 2 miles

Ashby-de-la-Zouch – 5 miles

Loughborough – 10 miles

Leicester City Centre – 14 miles

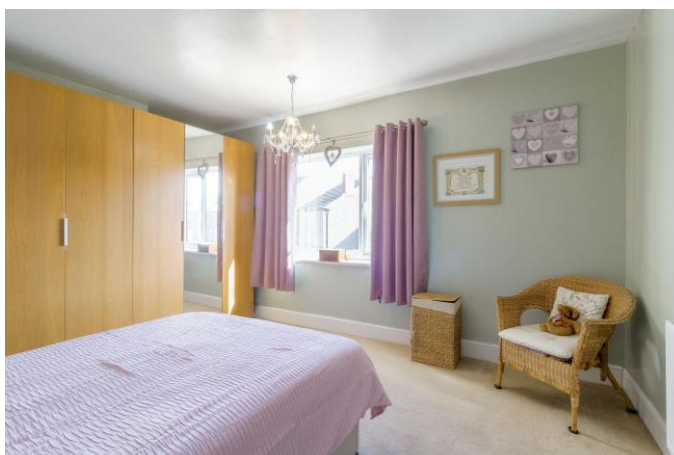
A511 – 1 mile

A42 (J13) – 3 miles

M1 (J22) – 5 miles

East Midlands Airport – 8 miles

Loughborough Railway Station – 10 miles (services to London St Pancras approx. 1 hour 15 mins)



Accommodation Details – Ground Floor

A glazed entrance door opens into the living room, a comfortable front-facing space featuring a bay window allowing for good natural light and a fireplace providing a focal point. The living room flows through to the dining room, creating a practical and sociable layout. The dining room is a well-proportioned space with a feature fireplace and stairs rising to the first floor. To the rear, the kitchen is fitted with a modern range of units, with integrated appliances and a window overlooking the garden, together with a door providing access outside. A rear lobby leads through to the ground floor bathroom, which is fitted with a modern suite including a shower enclosure, wash hand basin and WC.

First Floor

To the first floor, the landing provides access to three bedrooms. The principal bedroom is a generous double room with ample space for furniture. Bedroom two is a further double room, whilst bedroom three provides a useful single bedroom or home office.

Outside

Externally, the property benefits from a pleasant rear garden, mainly laid to lawn with established planting and a patio seating area, providing an attractive outdoor space. Access from the rear is a detached garage.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

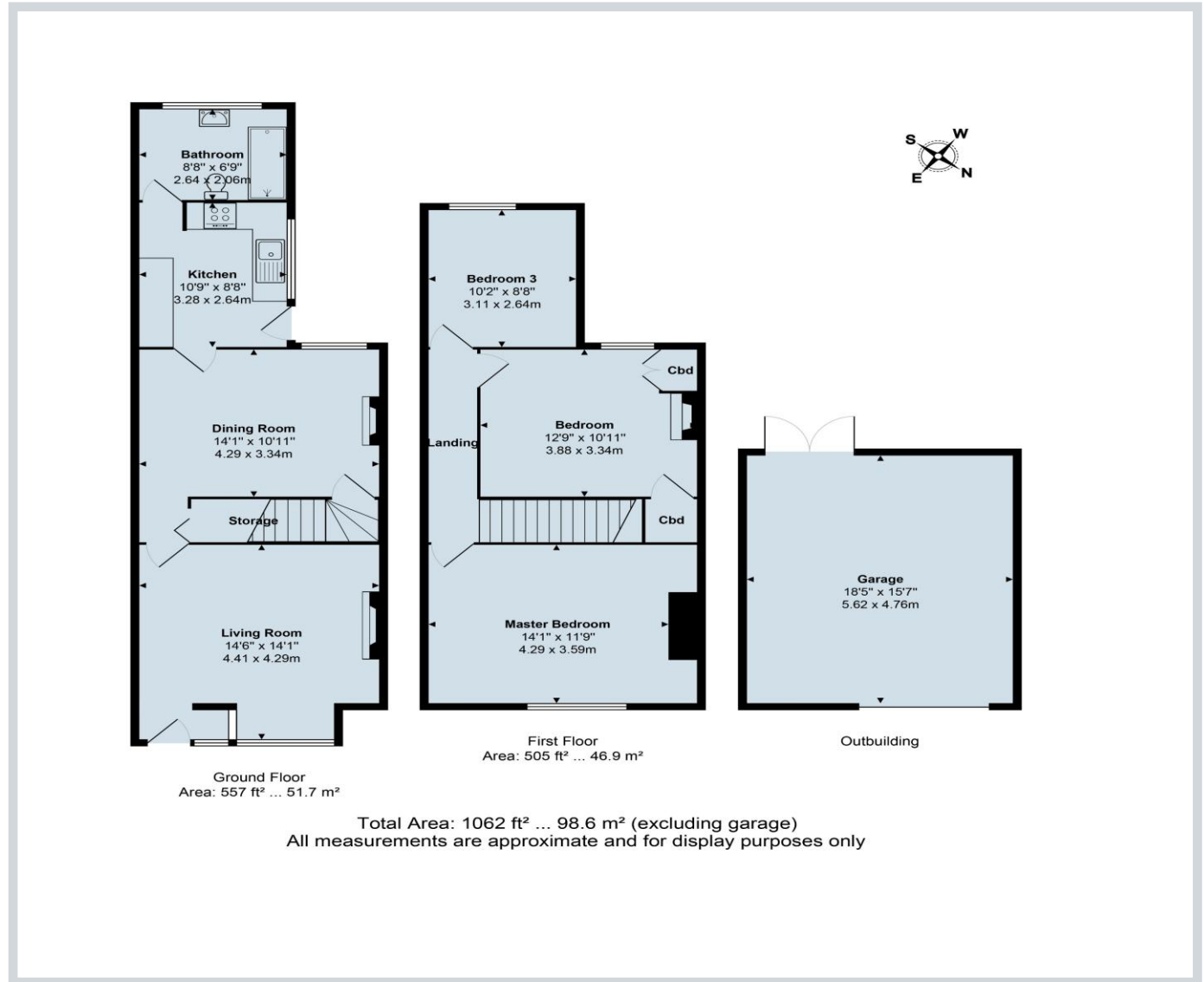
Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax Band - A

**HOWKINS &
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AWAITING EPC



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.