



Sinclair

222 Battram Road, Battram, Leicestershire, LE67 1GB

£185,000

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Property at a glance

- Two Double Bedroom
- Log Burner
- Sought After Village
- Council Tax Band*: A
- Four Piece Bathroom Suite
- Sizable Rear Garden
- 16'4" Kitchen
- Price: £185,000

Overview

This TWO DOUBLE BEDROOM TERRACED PROPERTY comes to the market offering a sought after location within the popular commuter village of Battram and features a host of upgrades to include a log burner, part landscaped rear garden and low maintenance frontage respectively. In brief the property enjoys a cosy lounge giving way to a dining room adjacent to the 16'4" kitchen and having stairs rising to the first floor landing giving way to the four piece bathroom suite and two double bedrooms respectively. Externally the property enjoys a part landscaped rear garden and offers off road parking to front. EPC RATING AWAITED.

Location**

Battram is a hamlet situated approximately five miles south of Coalville offering rural living within the National Forest and enjoys close proximity to Battram Wood, Bagworth Heath Wood and Thornton Reservoir. The hamlet is also well placed for the beauty spots of the renowned Charnwood Forest. Schools are located in Nailstone, Ellistown and Ibstock (both junior and high), Thornton and South Charnwood high school which is described as "excellent" in its latest Ofsted report. Nearest Airport : East Midlands (14.3 miles). Nearest Train Station : Leicester (13.6 miles). Nearest Town : Coalville (5 miles). Nearest Motorway access : M1 (J22).



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Lounge

11'6" x 11'7" (3.51m x 3.53m)

Entered through a composite front door with inset opaque double glazed panel and having an adjacent uPVC double glazed window to front and comprising a timber effect laminate flooring, ceiling rose, coving, a log burner beneath a floating timber mantle atop a block hearth with block surround.

Dining Room

11'6" x 11'9" (3.51m x 3.58m)

Enjoying stairs rising to the first floor and having access to understairs storage, solid timber floor, a log burner with block surround and hearth beneath a timber mantle and having coving, ceiling rose, dado rail and a uPVC double glazed window to rear.

Kitchen

16'4" x 6'5" (4.98m x 1.96m)

Inclusive of a range of wall and base units with complimentary rolled edge work surfaces, a one and half bowl sink and drainer unit with mixer tap, a free standing electric cooker, space and plumbing for appliances, tiling to splash prone areas and having ceramic tiled flooring. Other benefits include a uPVC double glazed window to side with a further uPVC double glazed door accessing the private rear garden, flanked by uPVC double glazed windows and having a loft hatch.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to the entire first floor accommodation and comprise a picture rail and loft hatch which in turn provides access to a partly boarded loft facilitated by a ladder, light and power.

Bedroom One

12'0" x 11'8" (3.66m x 3.56m)

Enjoying a range of fitted Hammonds wardrobes, a uPVC double glazed window to front, picture rail, coving and ceiling rose.

Bedroom Two

12'1" x 8'9" (3.68m x 2.67m)

Having access to over stairs storage, picture rail, ceiling rose, coving and uPVC double glazed window to rear.

Family Bathroom

6'6" x 16'4" (1.98m x 4.98m)

This four piece suite comprises a panelled bath with a hand held mixer shower tap, tiled splash backs, tile effect vinyl flooring, coving, a uPVC double glazed window to rear, a low level push button WC and having an oversized vanity wash hand basin. The bathroom also enjoys a shower enclosure with a thermostatic mixer tap and extractor fan.

OUTSIDE

Rear Garden

Enjoying an Indian flag paved patio area with side gated access (the neighbouring properties 220 and 224 Battram Road have pedestrian access through the rear garden) and having a water point whilst being surrounded by timber closed board fence paneling. The rear garden then gives way to a well maintained lawn surrounded by a host of flower beds and shrubs and gives way to a rear block built shed with a uPVC double glazed opaque door to front.

Front

A stone shingle front driveway sits adjacent to an area of block paving which in turn grants access to the front door via a canopy porch and provides off road parking.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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