

Sinclair



173 Battram Road, Ellistown

£220,000

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Ellistown

OFFERED WITH NO UPWARD CHAIN, this charming TWO DOUBLE BEDROOM TERRACE PROPERTY with the added benefit of off road parking comes to the market featuring traditional features throughout blended with modern creature comforts such as a ground floor w.c and further first floor bathroom, two double bedrooms and expansive 18'8" kitchen, two ground floor reception rooms, a private garden terrace and useful brick built store to the rear of the garden measuring in excess of 16'0". Early viewing has come highly advised in order to avoid disappointment.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two Double Bedrooms
- Two Reception Rooms
- Off Road Parking
- First Floor Bathroom
- 18'8 Kitchen
- Sought After Location



GROUND FLOOR

Lounge

12' 0" x 12' 0" (3.66m x 3.66m)

Entered through a uPVC front door with accompanying uPVC double glazed bay window to front and having timber flooring with exposed timber beams, built in double cupboard with recess shelving and a feature log burner upon a tiled hearth with tile surround.

W.C

Comprising a low level w.c, wall mounted wash hand basin with mono bloc mixer tap, part tiled walls and ceramic tiled flooring.

Dining Room

12' 9" x 12' 0" (3.89m x 3.66m)

Having ceramic tiled flooring, stairs rising to the first floor, exposed timber beams, uPVC double glazed window to rear, recess storage and having a cast iron stove acting as a focal point and giving way to the kitchen.

Kitchen

18' 8" x 7' 7" (5.69m x 2.31m)

Inclusive of an attractive range of wall and base units, a Belfast sink having swan neck mixer tap, a freestanding gas oven range with tiling to splash prone areas, while also featuring space and plumbing for further appliances, ceramic tiled flooring, inset downlights, a concealed gas fired central heating boiler, exposed timber beams, two uPVC double glazed windows to side and a further set of uPVC double glazed French doors accessing the rear garden.



FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to two double bedrooms and the four piece bathroom suite and comprises a loft hatch which in turn enjoys a ladder and is partially boarded.

Bedroom One

12' 0" x 12' 0" (3.66m x 3.66m)

Having uPVC double glazed window to front and a cast iron fireplace, acting as a focal point. (Not in use)

Bedroom Two

13' 0" x 8' 9" (3.96m x 2.67m)

Benefiting from access to over stairs storage, a uPVC double glazed window to rear and having cast iron fireplace (not in use).

Bathroom

10' 5" x 8' 0" (3.18m x 2.44m)

This four piece suite comprises a low level push button w.c, pedestal wash hand basin, panelled bath with jet functionality, a corner shower enclosure with thermostatic mixer tap, dado wall panelling, tile effect laminate flooring and having an opaque uPVC double glazed window to rear.



Rear Garden

Enjoying a sunny aspect and comprising a water point, a paved patio area with accompanying wood store lawn, a host of shrubs, with timber close board fence panelling and box hedge surround and a further paved seating area beneath a timber framed pergola whilst also featuring a brick built workshop.

Workshop

5' 1" x 16' 6" (1.55m x 5.03m)

Entered by a timber framed front door and having two timber framed single glazed windows.

Front Garden

Having dwarf brick walls to either side, a host of shrubs, a cast iron Sheffield style lamp post and accessing the front door.

Driveway

A block paved driveway offers off road parking.





Ground Floor



First Floor





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