



Sinclair

109 Ibstock Road, Ellistown, Leicestershire, LE67 1EE

£160,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Two Good Sized Bedrooms
- Traditional Styled
- First Floor Bathroom
- Council Tax Band*: A
- Terrace Home
- Two Reception Rooms
- No Upward Chain
- Price: £160,000

Overview

**** OFFERED WITH NO UPWARD CHAIN **** This TWO BEDROOM TERRACE HOME situated within the popular commuter village of Ellistown comes to the market benefitting from two ground floor reception rooms and kitchen with a side lean-to offering additional storage and having stairs rising to the first floor giving way to two good sized bedrooms and the three piece bathroom. Externally, the property features a good sized rear garden with paved patio and extensive lawn. EPC RATING D.

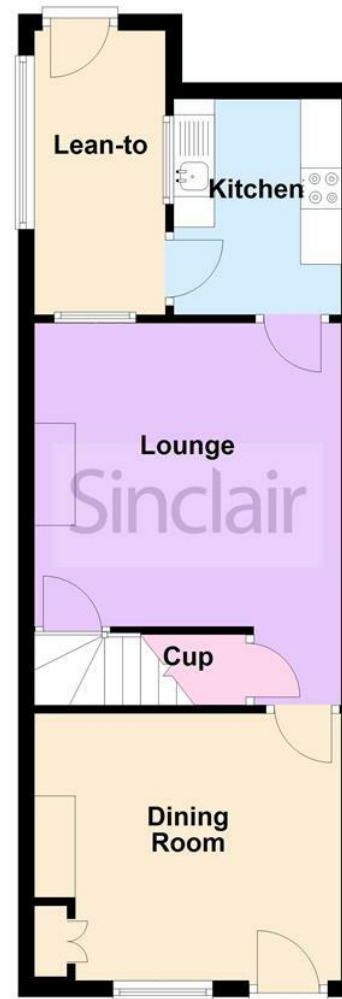
Location**

Ellistown is a village approximately 2 miles south of Coalville in the National Forest, close to the Sence Valley Forest Park and the Charnwood Forest. It has a Community Primary School, parish church, two shops, a petrol station, a Post Office, hairdressers, fish and chip shop, recreational areas and a new Aldi supermarket recently opened on the Beveridge Lane. Sunnyside Garden Centre and café are close by on the Ibstock outskirts of the village. Ellistown, which is named after a Colonel Joseph Joel Ellis, is excellently placed for junction 22 of the M1 motorway and the neighbouring town of Coalville which offers an excellent range of shopping, educational and leisure facilities. Nearest Airport: East Midlands (13.9 miles) Nearest Train Station: Loughborough (11.9 miles) Leicester Train Station (12 miles) Nearest Town/City : Coalville (3.1 miles) Nearest Motorway Access: A/M42 (J13, 6.8 miles) M1 (J22 3.5 miles).

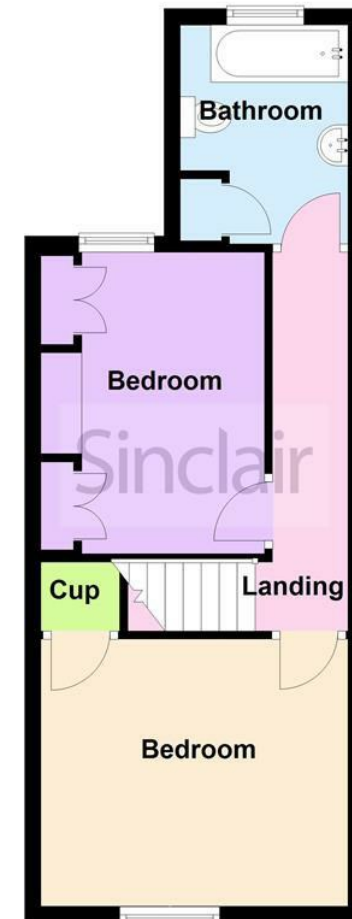


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



109 Ibstock Road, Ellistown, Leicestershire, LE67 1EE

Sinclair

Detailed Accommodation

GROUND FLOOR

Dining Room

12'4" x 10'9" (3.76m x 3.28m)

Entered through a uPVC front door with inset opaque double glazed panel and having an adjacent uPVC double glazed window to front.

Lounge

12'4" x 11'8" (3.76m x 3.56m)

Benefitting from stairs rising to the first floor along with access to under stairs storage and uPVC double glazed window to rear.

Kitchen

6'9" x 8'8" (2.06m x 2.64m)

Inclusive of an attractive range of base and wall units with complementary rolled edge work surfaces, four ring gas hob with extractor hood over, tiling to splash prone areas, sink and drainer unit, electric double oven/grill and integrated fridge. Other benefits include timber effect vinyl flooring, uPVC double glazed window to side and uPVC double glazed door accessing the lean-to.

Lean-To

Being of timber framed construction with polycarbonate roof and having uPVC door accessing the rear garden and offers an area of storage.

FIRST FLOOR

Landing

Stairs rising to the first floor gives way to two double bedrooms and family bathroom.

Bedroom One

12'4" x 10'9" (3.76m x 3.28m)

Having uPVC double glazed window to front and access to over stairs storage.

Bedroom Two

7'7" x 11'8" (2.31m x 3.56m)

Enjoying a range of fitted wardrobes and having uPVC double glazed window to rear.

Bathroom

6'9" x 8'3" (2.06m x 2.51m)

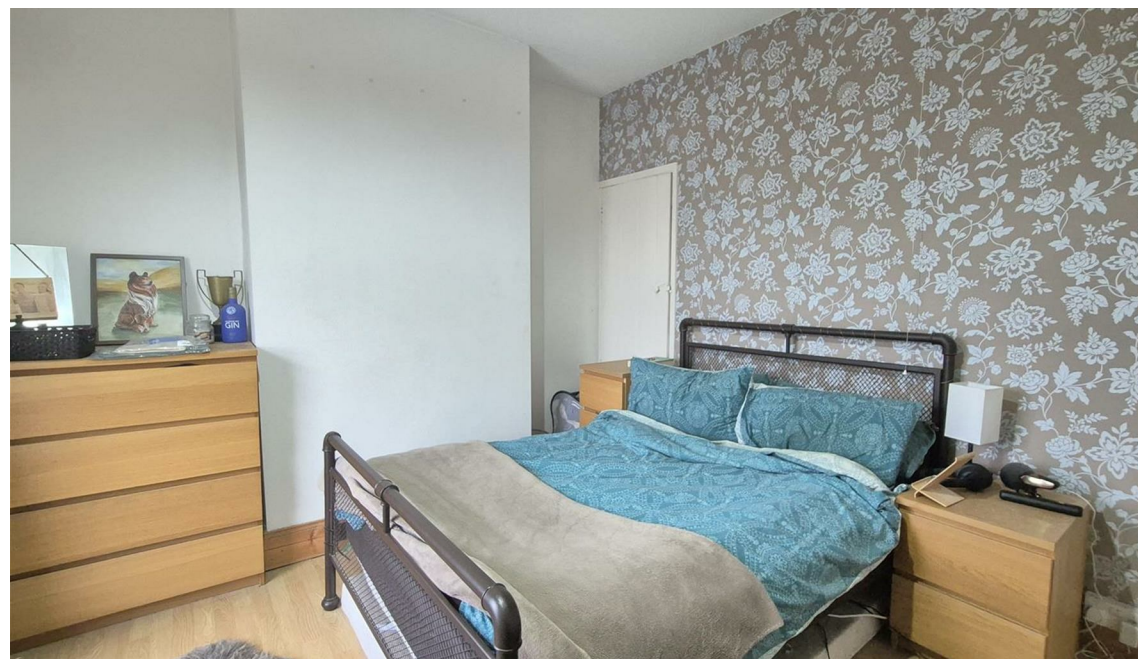
This three piece white suite comprises a low level push button w.c, pedestal wash hand basin with mixer tap, panelled bath with thermostatic mixer shower over, tiling to splash prone areas, opaque uPVC double glazed window to rear, extractor fan and airing cupboard housing the gas fired central heating boiler.

OUTSIDE

Rear Garden

Having a paved patio giving way to lawn with a paved walkway accessing the rear of the lawned garden which in turn is surrounded by timber close board fencing.





109 Ibstock Road, Ellistown, Leicestershire, LE67 1EE

Sinclair



109 Ibstock Road, Ellistown, Leicestershire, LE67 1EE

Sinclair

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

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

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Homesearch, Gov.uk and information provided and verified by our vendors.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Sinclair

Thinking of Selling?
For a free valuation of your property with no obligation
call Sinclair on 01530 838338



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk