



9 Battleflat Drive, Ellistown

£343,000



## 9 Battleflat Drive

Ellistown, Coalville

**OFFERED WITH NO UPWARD CHAIN** This EXTENDED FOUR BEDROOM DETACHED FAMILY HOME occupying a sought after location within the popular commuter village of Ellistown offering a wealth of internal accommodation and includes a super 23'0" KITCHEN/DINER and LANDSCAPED REAR GARDEN. The property comprises of a entrance hall, guest cloakroom, lounge, kitchen/diner, garden room, converted garage into a utility space and separate store whilst stairs rising to the first floor offers four good sized bedrooms, family bathroom and en-suite shower room. Externally, the property enjoys a landscaped rear garden, front garden and driveway providing off road parking. Finished to a very high standard, this property ticks all the boxes for a family looking for open plan living with low maintenance at its core. Early viewings come highly advised to avoid disappointment.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Extended Four Bedroom Detached
- Garage Store & Off Road Parking
- Landscaped Rear Garden
- No Upward Chain
- Lounge & Garden Room
- 23'0" Kitchen/Diner





## GROUND FLOOR

### Entrance Hall

Entered through a composite front door with inset opaque double glazed panel and comprising solid oak flooring and stairs rising to the first floor whilst offering a storage cupboard.

### Guest Cloakroom

Comprising a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, part tiled walls, chrome heated towel rail, no slip vinyl flooring and opaque uPVC double glazed window to side.

### Lounge

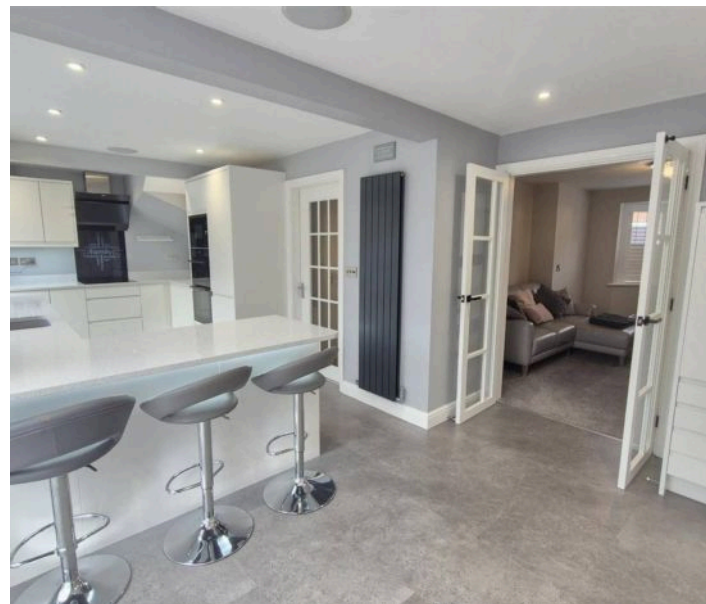
15' 1" x 10' 8" (4.60m x 3.25m)

Enjoying uPVC double glazed bay window to front with fitted shutters and providing a media wall with inset electric effect fireplace flanked by inset down lights.

### Open Plan Kitchen/Diner

8' 4" x 23' 0" (2.54m x 7.01m)

Inclusive of this wonderfully modern white gloss kitchen with base and wall units, solid quartz work surfaces with complementary splash backs, porcelain floor, inset down lights and inset ceiling speakers. Comprising one-and-a-half bowl sink and drainer unit with swan neck mixer tap, integrated dishwasher, double electric oven and grill with further inset microwave oven, four ring induction hob with splash screen and extractor hood over, inset wine cooler and integrated fridge/freezer, stylish column radiators, uPVC double glazed window to rear with adjacent uPVC door accessing the private rear garden and opening into the garden room.





### **Garden Room**

11' 0" x 8' 2" (3.35m x 2.49m)

Flowing from the kitchen/diner, the garden room enjoys a continuation of the porcelain flooring and benefits from a bungalow style conservatory roof with polarised double glazing, inset down light, inset blinds and uPVC double glazed French doors accessing the private rear garden.

### **Utility**

8' 9" x 8' 3" (2.67m x 2.52m)

Benefitting from a work surface with space and plumbing for appliances, extractor fan and accessible via the entrance hall.

### **FIRST FLOOR**

#### **Landing**

Stairs rising to the first floor landing gives way to the entire first floor accommodation and comprising uPVC double glazed window to side with fitted shutter, airing cupboard and loft hatch.

#### **Bedroom One**

12' 1" x 12' 8" (3.68m x 3.86m)

Benefitting from a range of fitted sliding wardrobes, uPVC double glazed window to front and giving way to the en-suite shower room.

#### **En-Suite Shower Room**

This three piece white suite comprises a double shower enclosure with thermostatic mira waterfall style shower head, low level push button w.c, vanity wash hand basin with mono bloc mixer tap, vinyl flooring, ceramic tiled walls, inset down lights, extractor fan, chrome heated towel rail and opaque uPVC double glazed window to side.

#### **Bedroom Two**

13' 0" x 9' 0" (3.96m x 2.74m)

Enjoying fitted wardrobes and uPVC double glazed window to front.





### Bedroom Three

10' 2" x 6' 6" (3.10m x 1.98m)

Having inset down lights and uPVC double glazed window to rear.

### Bedroom Four/Study

6' 10" x 8' 4" (2.08m x 2.54m)

Currently formatted as a study, this room enjoys a range of fitted furniture to include over head storage, desk and filing cabinet style drawers and enjoys inset down lights and uPVC double glazed window to rear.

### Family Bathroom

5' 5" x 7' 4" (1.65m x 2.24m)

This three piece white suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, panelled bath with splash screen and thermostatic mixer shower over, inset down lights, extractor fan, part tiled walls, vinyl flooring, chrome heated towel rail, shaver point and opaque uPVC double glazed window to rear.

### OUTSIDE

#### Landscaped Private Rear Garden

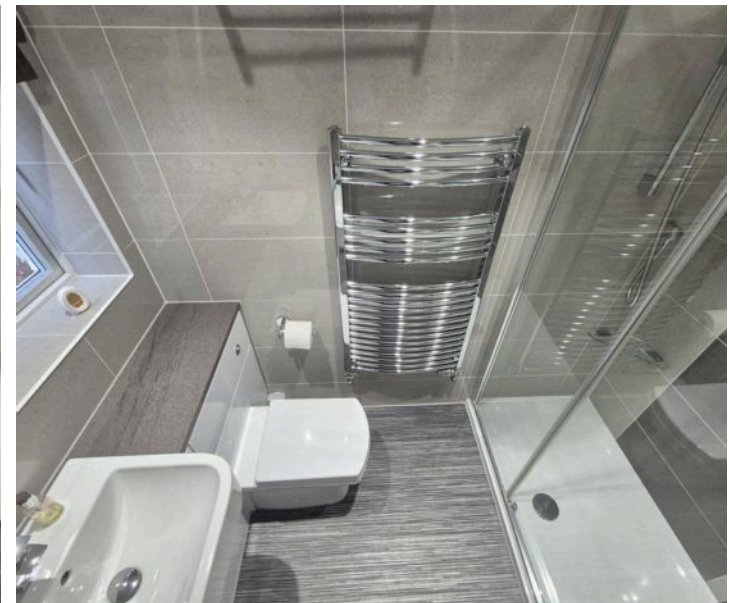
Providing a sunny aspect, the landscaped rear garden comprises an area of paved patio surrounded by timber close board fencing giving way to a further seating area edged with a glazed balcony whilst having steps descending to artificial lawn edged with slate shingles planted areas hosting a range of shrubs and giving way to a rear composite decked seating area with inset plinth lighting and a host of trees and shrubs. The rear garden also enjoys water point, side gated access and wall lighting.

### Front

A double tarmac driveway offers off road parking for multiple vehicles and sits adjacent to areas of slate shingling hosting a range of shrubs and privet hedging and lawn with access to the front door with canopy porch with inset down light. The driveway also provides access to the garage store.

### Garage Store

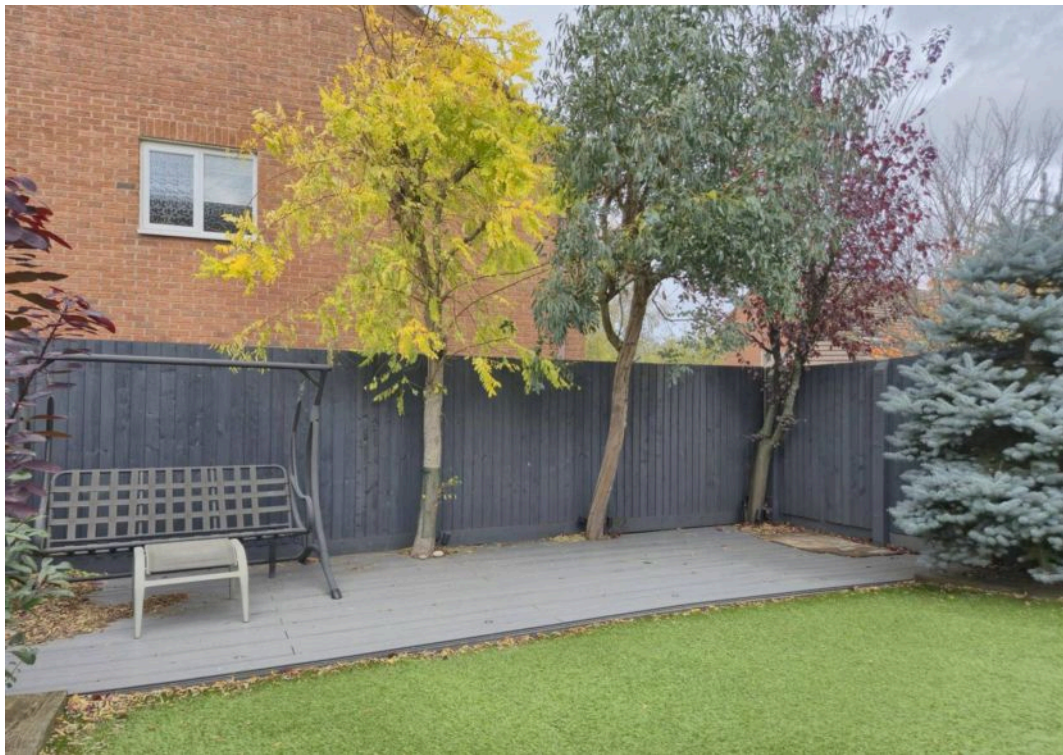
Dimensions: 2.51m x 2.01m (8'3" x 6'7"). Having electric fob controlled front door with light and power.













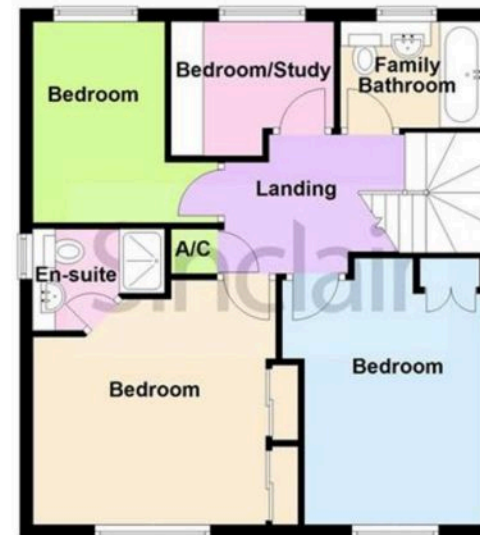




Ground Floor



First Floor







## Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

[coalville@sinclairestateagents.co.uk](mailto:coalville@sinclairestateagents.co.uk)

[www.sinclairestateagents.co.uk/#/](http://www.sinclairestateagents.co.uk/#/)

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, Spectre, Gov.uk and information provided and verified by our vendors.