



Sinclair

9 Battleflat Drive, Ellistown, Leicestershire, LE67 1FJ

£343,000

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- No Upward Chain
- Lounge & Garden Room
- Landscaped Rear Garden
- Council Tax Band\*: D
- Extended Four Bedroom Detached
- 23'0" Kitchen/Diner
- Garage Store & Off Road Parking
- Price: £343,000

## Overview

\*\* 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. EPC RATING C.

## 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

### 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

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

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

23'0" x 8'4" (lengthening to 11'5") (7.01m x 2.54m (lengthening to 3.48m))

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

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

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

8'3" x 8'9" (2.51m x 2.67m)

Benefiting 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

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

Benefiting 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

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

Enjoying fitted wardrobes and uPVC double glazed window to front.

### Bedroom Three

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

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

### Bedroom Four/Study

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

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

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

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 tress and shrubs. The rear garden also enjoys water point, side gated access and wall lighting.

### Front

A double tarmacadamed driveway offers off road parking for multiple vehicles and sits adjacent to areas of slate shingling hosting a rang 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

8'3" x 6'7" (2.51m x 2.01m)

Having electric fob controlled front door with light and power.



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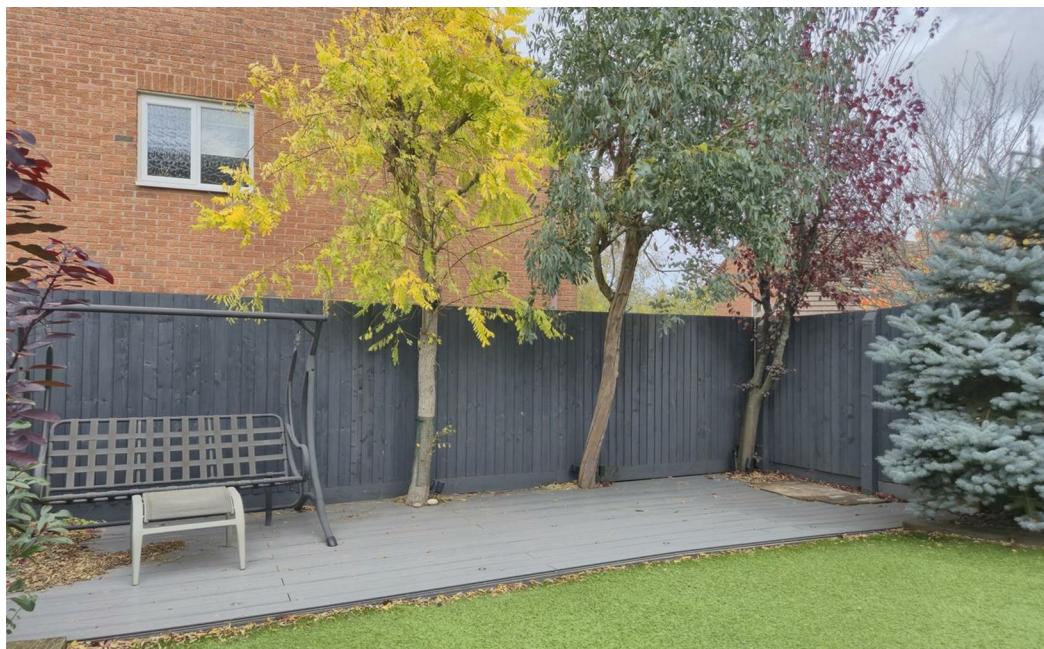
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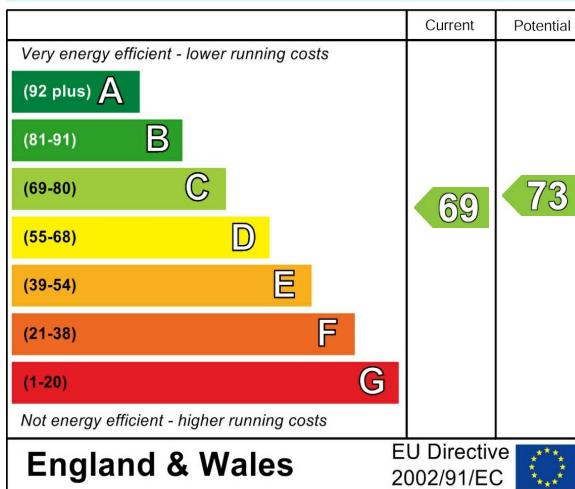
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## Energy Efficiency Rating



### Fixture & Fittings

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

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