



MAYNARD  
ESTATES

109 Battram Road  
Battram, Ellistown, LE67 1GB

£200,000



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# Brief Description

Offered to the market with NO UPWARD CHAIN is this beautifully presented semi-detached home on Battram Road in the village of Battram. Having been thoughtfully refurbished throughout, this impressive three-bedroom property is ready to move straight into, making it an ideal choice for a range of buyers.

Upon entering, you are welcomed into a porch leading through to a SPACIOUS OPEN PLAN living and dining room, complete with a COSY fireplace, wall-mounted lighting, and a staircase rising to the first floor. This bright and inviting space provides the perfect setting for both everyday living and entertaining guests.

To the rear of the property is a STYLISHLY FITTED KITCHEN, finished with a contemporary range of wall and base units, quality work surfaces, and ample space for appliances. A door leads directly to the private rear garden, while adjoining the kitchen is a MODERNLY REFURBISHED BATHROOM, fitted with a sleek three-piece suite and finished with attractive tiling and contemporary fittings.

The first-floor landing gives access to three well-proportioned bedrooms, all benefiting from IMPRESSIVE HIGH CEILINGS that enhance the sense of space.

Outside, the SOUTH-FACING rear garden offers an attractive combination of paved seating areas and lawn, creating an ideal space for relaxing or entertaining, all enclosed by secure fencing. To the front, the gravelled frontage provides an attractive approach with for off road parking.

The location perfectly combines RURAL CHARM with excellent access to LOCAL AMENITIES, schools, and transport links, making it ideal for families and commuters alike.

Whether you are a FIRST-TIME BUYER, downsizer, or investor seeking a property requiring no immediate work, this superb home on Battram Road offers stylish, move-in-ready accommodation.







## ON THE GROUND FLOOR

Entrance Porch

Open Plan Living Room Diner  
26'9" x 12'2" (8.15m x 3.71m)

Kitchen  
12'9" x 6'7" (3.89m x 2.01m)

Ground Floor Shower Room

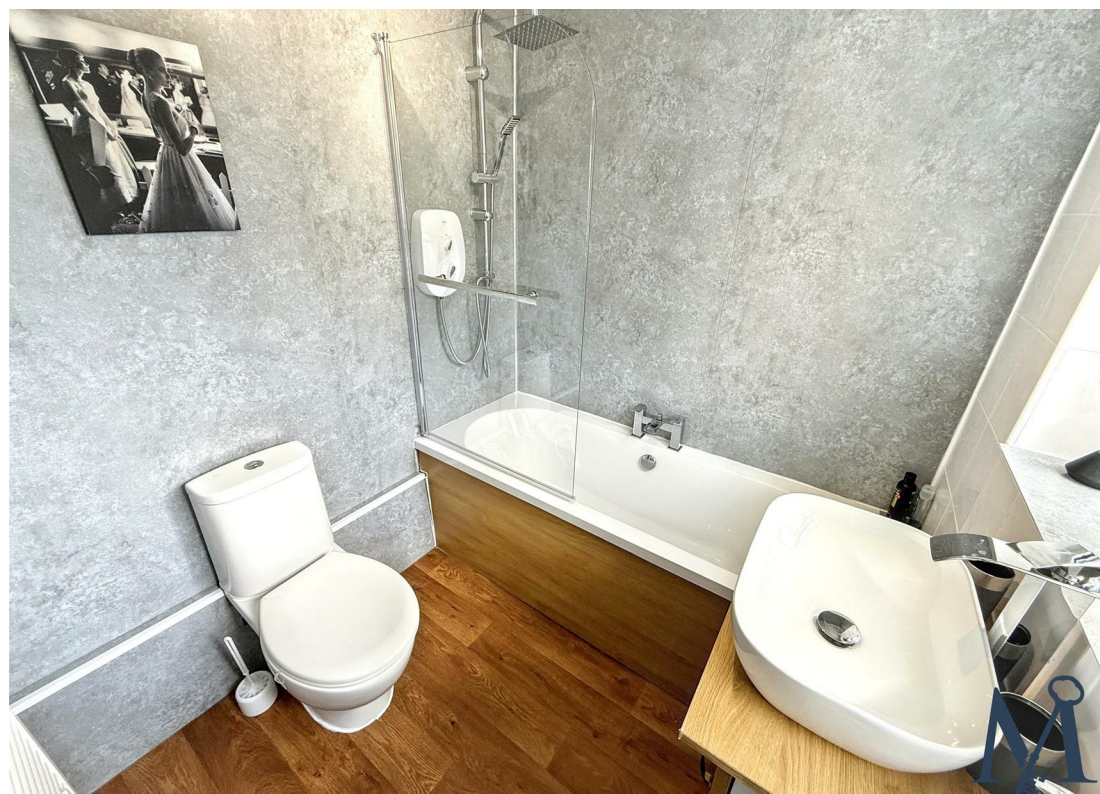
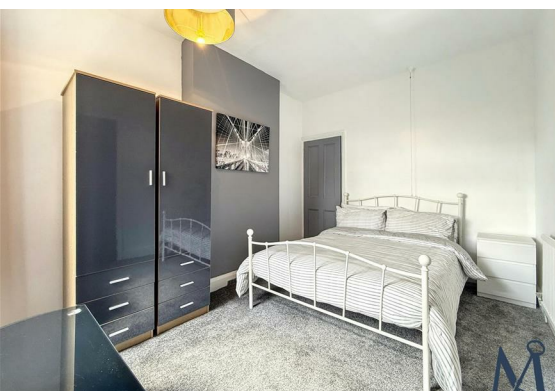
## ON THE FIRST FLOOR

Landing

Bedroom 1  
11'1" x 12'2" (3.38m x 3.71m)

Bedroom 2  
12'2" x 9'3" (3.71m x 2.82m)

Bedroom 3  
8'8" x 6'7" (2.64m x 2.01m)



## ON THE OUTSIDE

Rear Garden

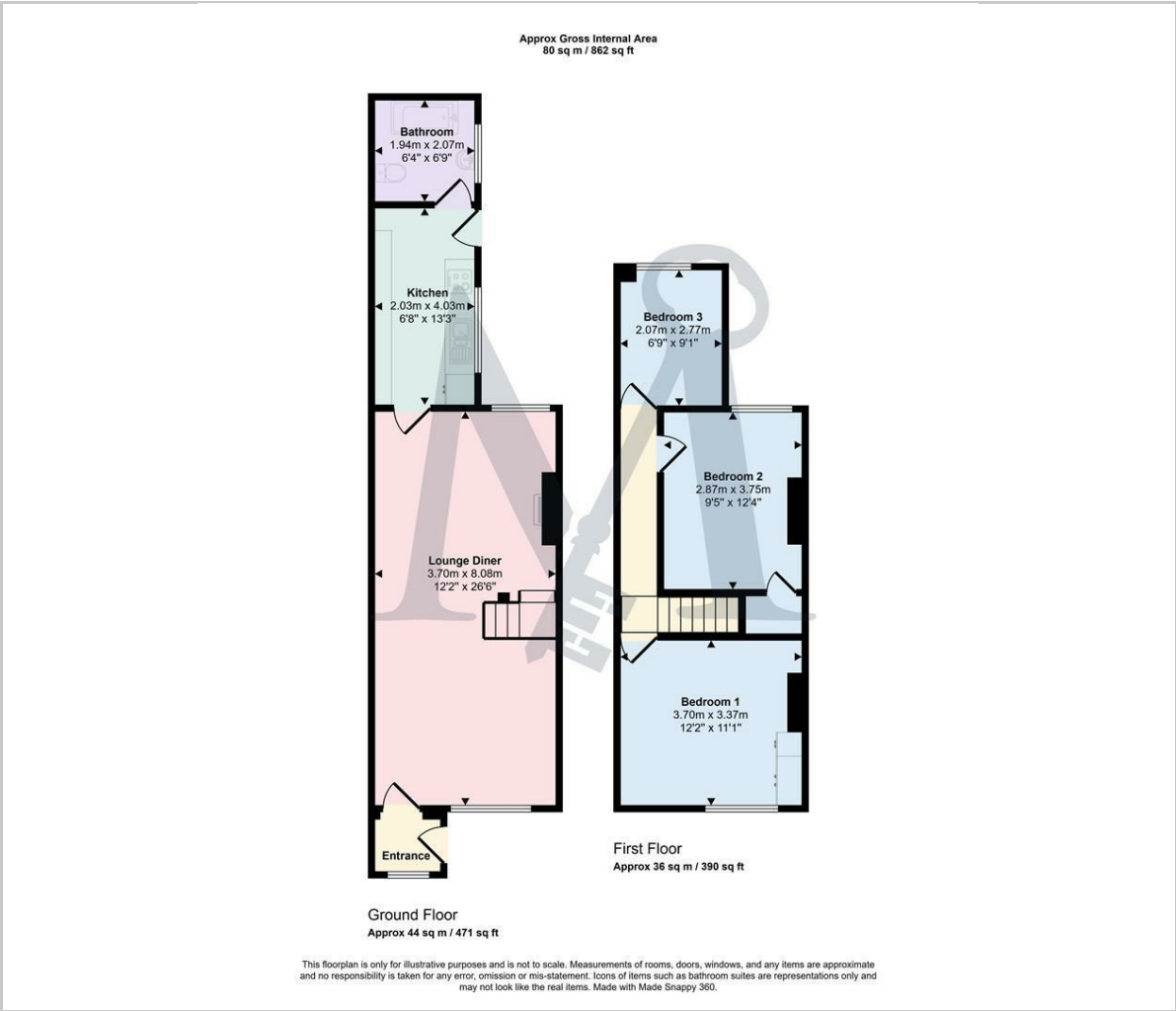
Front Garden







Floor Plan



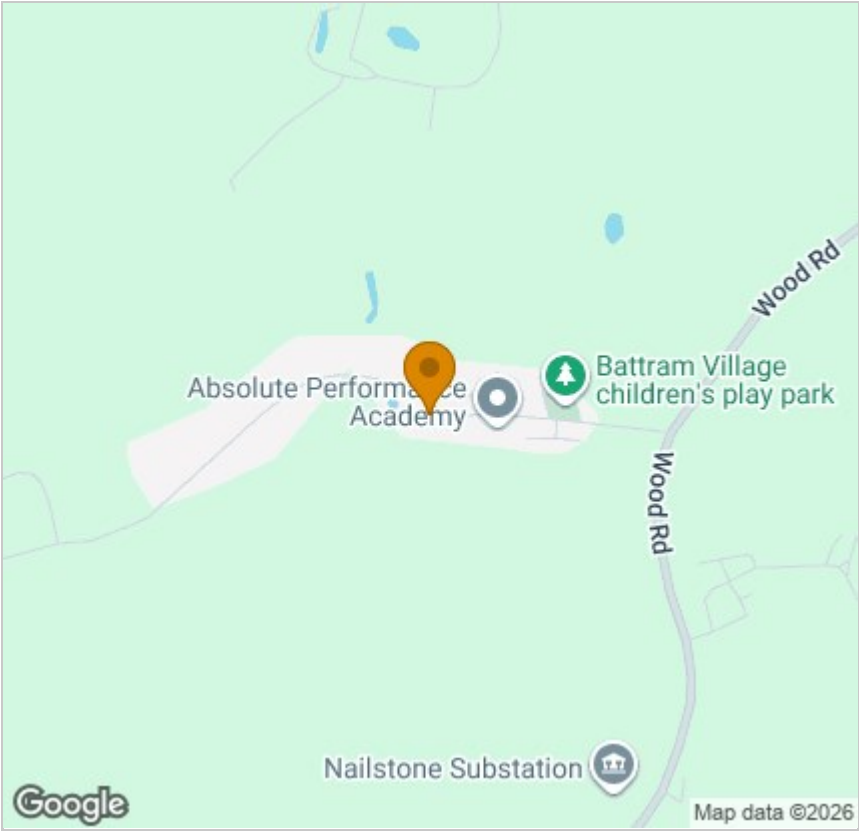
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

