

Sinclair



40 Battleflat Drive, Ellistown

£350,000

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Ellistown

A deceptively spacious and thoughtfully presented FOUR BEDROOM detached family home comes to the market featuring a roomy OPEN PLAN kitchen diner – ideal for dinner parties and summer entertaining, a guest cloakroom and lounge to the ground floor with stairs rising to the generous first floor landing. This grants access to four good sized bedrooms (two being exceptionally expansive) including an EN-SUITE shower room and JACK AND JILL family bathroom respectively. Externally the property benefits from a LARGER THAN average south facing rear garden with a high degree of privacy, a DETACHED GARAGE and a host of off road parking to the side of the property. Early viewing comes highly advised in order to avoid disappointment.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Open Plan Kitchen Diner
- Detached Garage
- Four Bedrooms
- Detached Family Home
- En-Suite
- Cul-De-Sac Location



GROUND FLOOR

Entrance Hall

Entered through a composite front door and comprising timber effect laminate flooring, stairs rising to the first floor and granting access to understairs storage.

Guest Cloakroom

Comprising a low level push button w.c, pedestal wash hand basin and enjoying part tiled walls, ceramic tiled flooring and an extractor fan.

Lounge

14' 1" x 11' 6" (4.29m x 3.51m)

Benefitting from a uPVC double glazed bay window to front and complimented by an electric fireplace acting as a focal point.

Kitchen Diner

12' 7" x 19' 4" (3.83m x 5.89m)

Inclusive of an attractive range of wall and base units with complimentary rolled edge worksurfaces, a one and a half bowl porcelain sink and drainer unit, a five ring gas hob with splash screen, electric oven and grill, having both space and plumbing for appliances whilst also hosting a concealed gas fired central heating boiler. The kitchen also features a utility storage area which in turn benefits from a water point, while the rest of the kitchen is finished in ceramic tiled flooring, enjoying dual aspect with uPVC double glazed windows to side and rear and uPVC framed French doors leading out to the private rear garden.

FIRST FLOOR

Landing

Stairs ascending the first floor landing grant access to the entire first floor accommodation and in brief comprises a loft hatch and airing cupboard housing the hot water cylinder.



Bedroom One

14' 3" x 14' 0" (4.34m x 4.27m)

Enjoying three double fitted wardrobes (9 ft. in length) and a uPVC double glazed window to front whilst also granting access to the en-suite shower room.

En-Suite Shower Room

4' 8" x 7' 3" (1.42m x 2.21m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with monobloc mixer tap, shower enclosure with thermostatic mixer shower over, having an opaque uPVC double glazed window to front, a shaver point, heated towel rail, extractor fan, ceramic tiled flooring and facilitated by tiling to further splash prone areas.

Bedroom Two

18' 3" x 10' 1" (5.56m x 3.07m)

Enjoying a dual aspect with uPVC double glazed windows to front and rear and including another range of fitted wardrobes (nearly 6ft in length) and timber effect laminate flooring with ample sitting area.

Bedroom Three

9' 8" x 11' 4" (2.95m x 3.45m)

Having a uPVC double glazed window to rear and granting access to the Jack and Jill bathroom.

Jack and Jill Bathroom

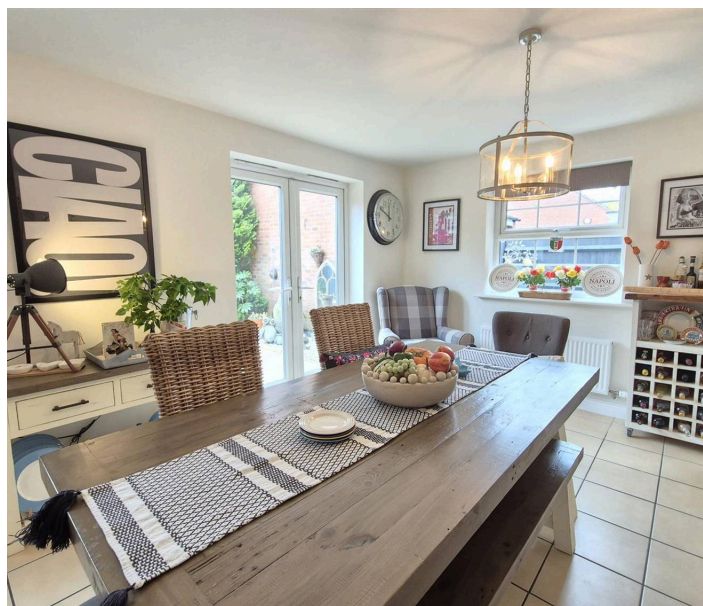
7' 0" x 6' 3" (2.13m x 1.91m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with monobloc mixer tap, panelled bath with part tiled walls and ceramic flooring, extractor fan and heated towel rail and opaque uPVC double glazed window to side.

Bedroom Four

10' 2" x 7' 8" (3.10m x 2.34m)

Enjoying a uPVC double glazed window to rear, with timber effect laminate flooring.



REAR GARDEN

A paved patio area grants access to a stone shingled area to the side of the property as a precursor to the detached garage with the rest of the garden surrounded by timber closed board fence panelling and hosting a range of mature trees and shrubs with a well maintained lawn, sunken pond and having a water point.

FRONT GARDEN

A stone shingled frontage is bisected by a paved walkway which provides access to the front door beneath a canopy porch and adjacent to wall mounted lantern style lighting, surrounded by a privet hedge.

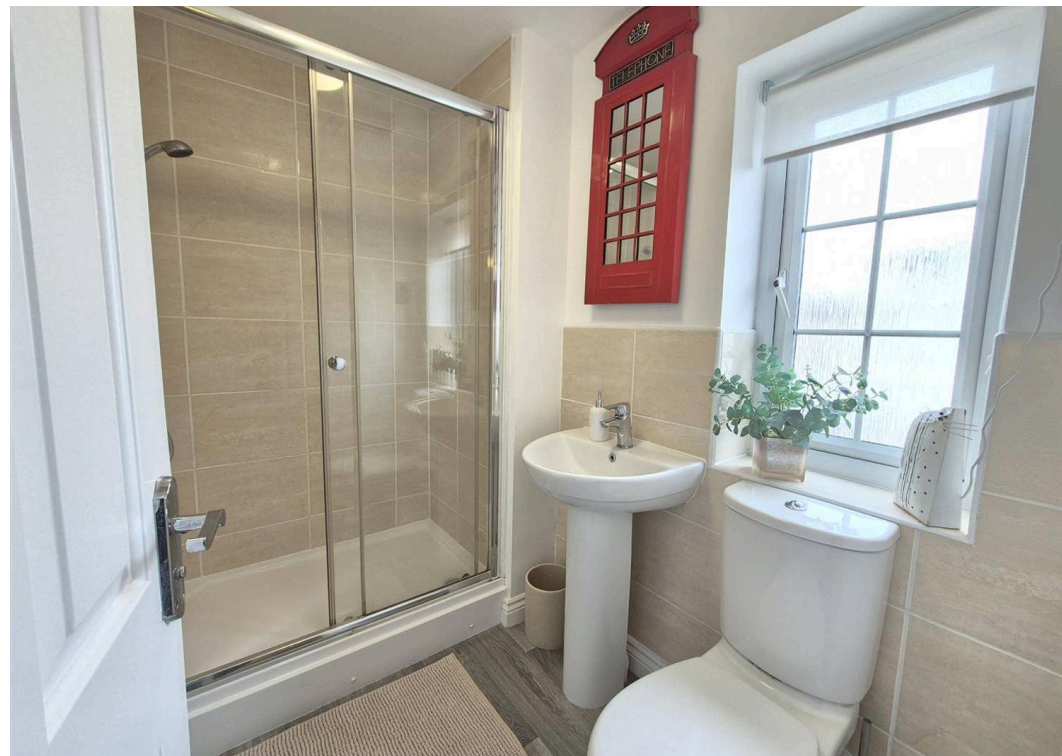
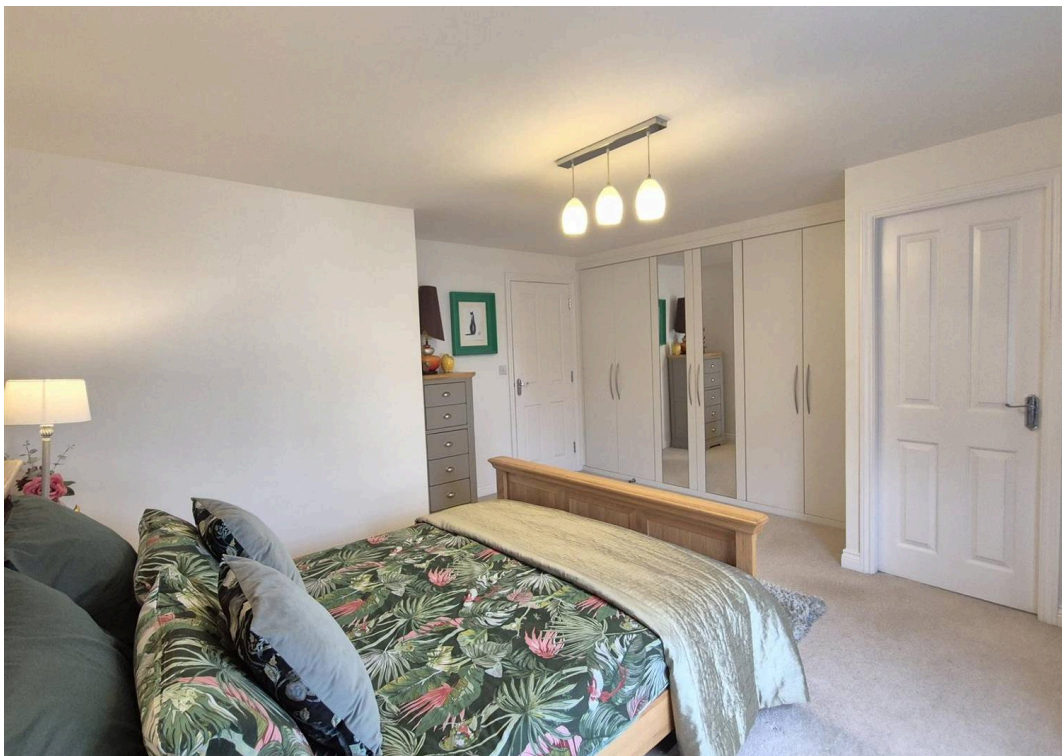
Driveway

Wrought iron railings adjacent to a tandem tarmacadam driveway which in turn grants access through the carport and into the rear garden via a set of double timber gates.

Garage

2.67m x 5.18m (8'9" x 17'0"). Enjoying an up and over front door with light and power.









Ground Floor

Approx. 48.7 sq. metres (523.9 sq. feet)



First Floor

Approx. 65.9 sq. metres (709.8 sq. feet)



Total area: approx. 114.6 sq. metres (1233.7 sq. feet)



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