



Sinclair

101 Ibstock Road, Ellistown, Leicestershire, LE67 1EE

£190,000

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

## Property at a glance

- Double Detached Garage
- Field Views
- First Floor Shower Room
- Council Tax Band\*: A
- Large Rear Garden
- Open Plan Lounge/Dining Room
- Local Amenities Abundant
- Price: £190,000

## Overview

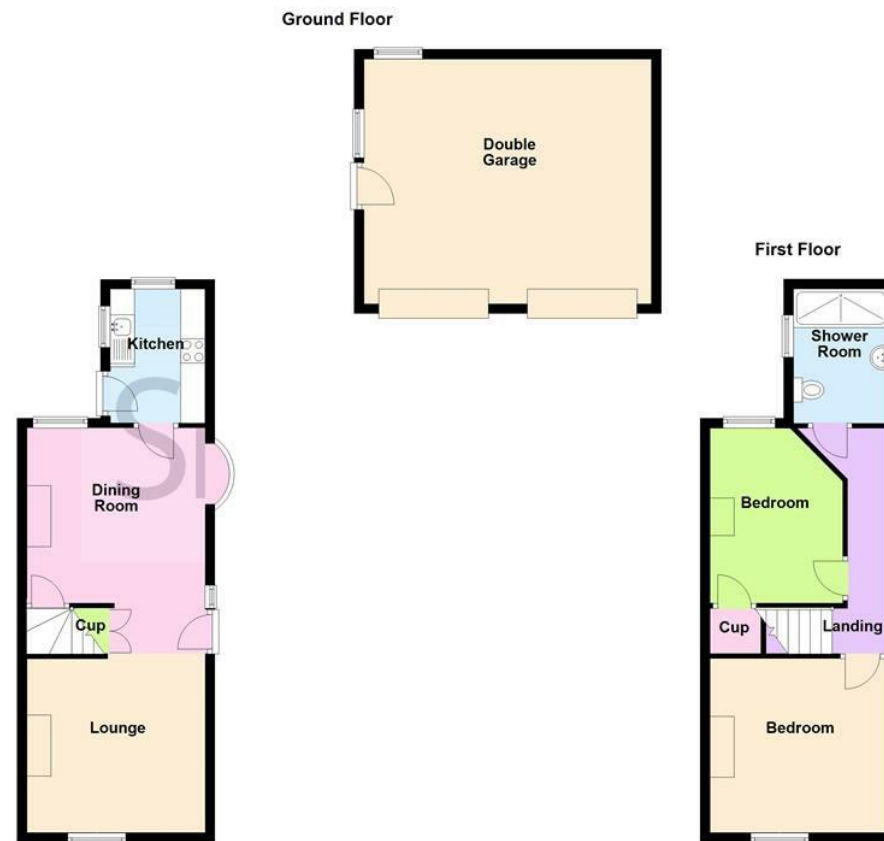
This ONE OF A KIND PROPERTY comes to the market offering a DOUBLE DETACHED GARAGE and field views to the rear. In brief the property benefits from an open plan lounge/dining room and kitchen to the ground floor, with stairs rising to the first floor landing giving way to two double bedrooms and the shower room. Externally the property features a larger than average rear garden enjoying field views, a double detached garage and ample frontage able to accommodate off road parking for multiple vehicles. Situated within the popular commuter village of Ellistown this property, in need of some modernisation, is not one to miss. EPC RATING E.

## 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.



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## Detailed Accommodation

### GROUND FLOOR

#### Lounge

11'9" x 11'9" (3.58m x 3.58m)

Entered via a uPVC front door with inset opaque double glazed panel and having an adjacent uPVC double glazed window and further uPVC double window to front whilst also benefitting from access to under stairs storage, an electric effect log burner beneath a floating timber mantle and on top of a tiled hearth.

#### Dining Room

12'10" x 15'2" (3.91m x 4.62m)

Enjoying a dual aspect with uPVC double glazed windows to side and rear and having stairs rising to the first floor whilst also providing access to the kitchen.

#### Kitchen

6'5" x 9'0" (1.96m x 2.74m)

Inclusive of a range of wall and base units with rolled edge work surfaces, a free standing electric cooker with filtration hood over, sink and drainer unit, space and plumbing for appliances, tiling to splash prone areas, ceramic tiled flooring, an extractor fan, a uPVC framed door with inset opaque panel giving way to the rear garden and benefitting from a dual aspect with uPVC double glazed windows to side and rear respectively.

### FIRST FLOOR LANDING

#### Bedroom One

12'1" x 12'0" (3.68m x 3.66m)

Enjoying a uPVC double glazed window to front.

#### Bedroom Two

9'0" x 11'9" (2.74m x 3.58m)

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

#### Shower Room

6'6" x 8'9" (1.98m x 2.67m)

This three piece suite comprises a low level, push button WC, pedestal wash hand basin, double walk in shower enclosure with non slip flooring, tiled walls and an opaque uPVC double glazed window to side.

### OUTSIDE

#### Rear Garden

Entered via side gated access and facilitated by a water point the garden enjoys a paved patio area with a further paved seating area, a well maintained lawn bisected by a paved walkway to the rear of the garden and surrounded by timber closed board fence paneling. N.B - Private right of way, Neighbours (two other terrace houses in the row) have gated access across the back of the garden but rarely use it.

#### Double Garage

16'6" x 19'4" (5.03m x 5.89m)

Entered via one of two up-and-over doors to front and having a timber framed personnel door to side, single glazed windows to side and rear and featuring both light and power.

#### Front

A concrete driveway beyond a dwarf brick wall offers off road parking for multiple vehicles and provides pedestrian access via a wrought iron gate.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

## Photographs

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