



Sinclair



8 Pickering Drive, Ellistown, Leicestershire, LE67 1HB

£280,000

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Property at a glance

- Three Double Bedrooms
- Master With En-Suite
- Detached Single Garage
- Council Tax Band*: C
- Lounge & Dining Room
- Modern Family Bathroom
- Play Room/Study
- Price: £280,000

Overview

**** A THREE DOUBLE BEDROOM DETACHED PROPERTY OCCUPYING A CORNER POSITION WITHIN A CUL-DE-SAC LOCATION IN THE DESIRABLE VILLAGE OF ELLISTOWN. AN INTERNAL INSPECTION COMES HIGHLY ADVISED IN ORDER TO APPRECIATE THE EXTENSIVE ACCOMMODATION OVER TWO FLOORS. * In brief the property comprises entrance hall with cloakroom/WC, utility and ground floor playroom/study, separate dining room, lounge and breakfast kitchen all located on the ground floor. Stairs to the first floor offer three double bedrooms including an en-suite shower room and a contemporary three piece family bathroom. Externally the property benefits from a garden to the rear along with front providing off road parking for multiple vehicles and detached single garage. Additional benefits include double glazing and gas central heating.**

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 and recreational areas. 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 (13.9miles) Nearest Train Station: Loughborough (11.9miles) Nearest Town/City : Coalville (3.1miles) Nearest Motorway Access: A/M42 (J13) M1 (J22)



**** 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

Entrance Hall

Has double glazed access door, laminate flooring, radiator and access to all ground floor rooms.

Cloakroom/WC

Consists of WC and wash hand basin, double glazed opaque window, tile effect flooring and radiator.

Lounge

13'5" x 10'7" (4.09m x 3.23m)

Having double glazed sliding patio doors giving views and access to the rear garden, feature fireplace with gas fire, laminate flooring, double glazed side window, radiator and TV point.

Dining Room

12'9" x 8'2" (3.89m x 2.49m)

Having double glazed bay fronted window with fitted Roman blinds, radiator, laminate flooring and double opaque access doors opening into the living room.

Fitted Kitchen

9'4" x 9'4" (2.84m x 2.84m)

With a range of wall and base units with stainless steel circular sink and drainer unit with mixer tap, integrated dishwasher, integrated oven and grill with a four ring gas hob and extractor hood, double glazed access door to the garden along with double glazed window and a radiator.

Utility Room

7'6" x 4'7" (2.29m x 1.40m)

With space and plumbing for appliances.

Playroom/Study

8'5" x 7'8" (2.57m x 2.34m)

Having laminate flooring, double glazed window with fitted Venetian blind, radiator, loft hatch and ceiling spotlights.

FIRST FLOOR

Landing

Stairs rise to the first floor landing with airing cupboard, double glazed opaque window with roller blind and radiator. Access to all rooms.

Bedroom One

13'7" x 9'11" (4.14m x 3.02m)

Having double glazed window to the rear elevation with fitted Venetian blind and radiator. Access to en-suite.

En-Suite

Consists of a three piece white suite comprising shower unit with WC and wash hand basin, double glazed opaque window, partly tiled walls and extractor fan.

Bedroom Two

10'5"x 9'10" (3.18mx 3.00m)

Having double glazed window to the front elevation and radiator.

Bedroom Three

10'3" x 7'2" (3.12m x 2.18m)

With double glazed window and radiator.

Family Bathroom

Has a contemporary three piece white suite comprising panelled P-shape bath with mains shower over, WC and wash hand basin, tiled walls, chrome heated towel rail, shaver socket and extractor fan and a double glazed opaque window.

OUTSIDE

Rear Garden

The rear garden consists of paved patios whilst being laid to lawn with a array of planted borders, shrubs and side gated access.

Front

The front of the property is gravelled and tarmacadamed providing off road parking for multiple vehicles.

Single Garage

16'7" x 10'1" (5.05m x 3.07m)

With up and over single door, power and light supply.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

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Referral Fee Disclosure

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Thinking of Selling?

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