



4 Kendal Road, Ellistown, Coalville, Leicestershire. LE67 1EF

Offers in Excess of £195,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Reddington Sales Lettings are proud to present this traditional two-bedroom semi-detached property with no upward chain, located in the village of Ellistown. This well-presented property includes an entrance hall, lounge, kitchen diner, rear lobby with separate WC, and storage. On the first floor, there are two bedrooms and a family bathroom. The property stands on a wide plot, benefiting from a good-sized driveway providing off-road parking for multiple vehicles, while the garden is well-maintained with a lawn and a shed. House viewing is highly recommended to appreciate the size and location.

FEATURES

- Traditional 2 bedroom semi-detached
- Original features
- Solid oak fitted kitchen
- Property was rewired in 2013
- Off road parking and garage
- No upward chain
- Council tax band B
- EPC to be confirmed



ROOM DESCRIPTIONS

Entrance Hallway

Entered via UPVC double glazed door into entrance hallway, laminate flooring, stairs leading to first floor landing, carpeted, pendant lighting, smoke alarm, door opening into lounge.

Lounge

4.63m x 3.76m (15' 2" x 12' 4")

It features a cast iron open fireplace with oak surround, window, smoke alarm and carbon monoxide detector, pendant lighting, a double-panelled radiator, and an original butler unit. Carpet to flooring.

Dining Kitchen

5.14m x 2.86m (16' 10" x 9' 5")

Solid oak fitted kitchen with integrated four ring gas hob, extractor fan over integrated single fan assisted oven, drainer sink with mixer tap set, UPVC double glazed windows to rear aspect, mounted Glow-worm combi boiler, space and plumbing for washing machine and tumble dryer. Spotlights to ceiling, tiled splashback, cupboard housing consumer unit and electricity meter. Vinyl flooring and double panelled radiator. The fridge freezer is included in the sale.

Pantry cupboard storage with shelving, UPVC double glazed frosted window to side aspect with blind lighting and electric power, original cold slab.

Rear Porch

Rear porch entered by UPVC double doors from garden, pendant lighting, vinyl flooring, access to ground floor WC.

Ground Floor WC

1.79m x 0.87m (5' 10" x 2' 10")

Low flush WC, wash basin with storage under, wall mounted chrome heated rail, UPVC double glazed frosted window to side aspect, lighting.

Storage

0.92m x 1.9m (3' 0" x 6' 3")

Bedroom One

4.11m x 3.97m (13' 6" x 13' 0")

With UPVC double glazed window to front aspect, double panelled radiator, incorporating mirrored sliding wardrobes, original fireplace, further storage, carpeted and pendant lighting.

Bedroom 2

2.89m x 2.87m (9' 6" x 9' 5")

UPVC double glazed window to rear aspect, single panelled radiator, pendant lighting, carpeted.



ROOM DESCRIPTIONS

Bathroom

A good size modern bathroom with a double shower, shower screen, low flush WC, wash basin with storage, UPVC double glazed frosted window.

Garage

4.852m x 2.45m (15' 11" x 8' 0")

Garden

In the garden are 2 garden sheds, greenhouse, outside tap, outside sockets, outside lighting side and rear and garage. Enclosed by timber panel fencing, entered by a side gate.

Outside

To the front of the property there is off-road parking for two good sized cars, entered via gateway with a small garden with mature bordering shrubs .

Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 5mbps and superfast 80mbps 1000mbps. Mobile signal strengths are medium for EE, Vodafone and 02 and low for Three.

The property was rewired in 2013 and benefits from interlinked alarms.

Legal Information

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves, Reddington Homes Ltd, will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.







