



50 Midland Road, Ellistown, Coalville, Leicestershire. LE67 1EG

£150,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This well-presented three-bedroom terrace property located in Ellistown has just come onto the market and is perfect for first-time buyers or savvy investors. Offering a spacious layout, the home features an open-plan kitchen diner, a bright and welcoming lounge, and the convenience of two bathrooms – a main family bathroom upstairs and a second bathroom downstairs complete with a shower over bath. Enjoy year-round comfort with gas central heating, double glazing, and boiler-fed underfloor heating – an energy-efficient addition that helps to keep heating costs low. Outside, a private rear garden provides the ideal spot to relax or entertain. Situated close to local amenities, schools, and transport links, this property is a smart move for anyone looking for space, comfort, and convenience. Don't miss out – early viewing is highly recommended!

EPC Rating C Council Tax Band A

FEATURES

- Three Bedroom Terrace Property
- Open Plan Kitchen Diner
- Ground Floor & Family Bathroom
- Enclosed Rear Garden
- Underfloor Heating
- Close to Local Amenities
- EPC Rating C
- Council Tax Band A



ROOM DESCRIPTIONS

Ground Floor

Lounge

3.3m x 3.51m (10' 10" x 11' 6")

Accessed via the front door, the lounge features a UPVC double glazed window to the front, a fireplace with electric fire, and a cupboard housing the meters. Finished with wood effect flooring and pendant lighting, it offers a warm, modern feel and leads directly into the open-plan kitchen diner.

Kitchen Diner

3.78m x 3.35m (12' 5" x 11' 0")

The spacious kitchen diner features a range of wall and base units with a marble effect worktop, electric oven, gas hob, extractor fan, and integrated fridge and freezer. There is plumbing for a washing machine or washer dryer, plus a useful under stairs storage cupboard. A one and a half bowl stainless steel sink sits beneath a UPVC double glazed window to the rear aspect. Finished with tiled flooring and pendant lighting, this practical and inviting space also provides access to the rear lobby.

Rear Lobby

Accessed from the kitchen diner, the rear lobby features tiled flooring and a double glazed door leading out to the garden. This practical space also provides access to the ground floor bathroom, making it a useful link between indoor and outdoor living.

Ground Floor Bathroom

The ground floor bathroom features a three-piece suite comprising a bath with shower over and glass shower screen, a low flush WC, and a pedestal hand wash basin. Finished with tiled flooring and part tiled walls, the room also includes a UPVC double glazed frosted window for privacy. The bathroom houses the boiler, making efficient use of space.

First Floor

Landing

The landing provides access to all three bedrooms and includes access to the loft. It is carpeted throughout and features pendant lighting.

Bedroom One

4.3m x 3.52m (14' 1" x 11' 7")

A very spacious double bedroom featuring a UPVC double glazed window to the front aspect, allowing plenty of natural light. The room is carpeted and fitted with pendant lighting, offering a bright and comfortable space to relax.

Bedroom Two

2.62m x 2.6m (8' 7" x 8' 6")

A well-proportioned double bedroom with a UPVC double glazed window to the rear aspect, providing a pleasant outlook. The room is carpeted and features pendant lighting, creating a cosy and comfortable space.



ROOM DESCRIPTIONS

Bedroom Three

2.84m x 1.61m (9' 4" x 5' 3")

A good-sized single bedroom featuring a UPVC double glazed window to the rear aspect, wood effect flooring, and pendant lighting. Ideal as a child's room, home office, or guest room.

Bathroom

The family bathroom features part tiled walls and a modern corner shower cubicle with sliding door, along with a low flush WC and pedestal hand wash basin. Finished with tiled flooring, it offers a clean and functional space for everyday use.

Rear Garden

The private and enclosed rear garden features a mix of patio area and lawn, providing a versatile outdoor space for relaxing or entertaining. It is bordered by timber panel fencing for added privacy and includes gated shared access for bins.

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 6mbps and superfast 66mbps. Mobile signal strengths are medium for O2, EE, Three and Vodaphone.

Legal Information

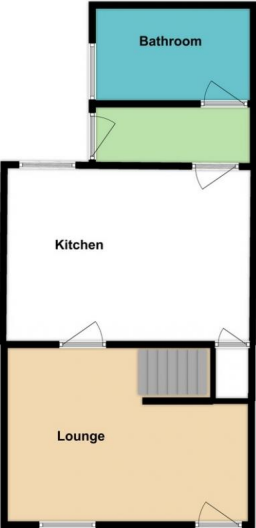
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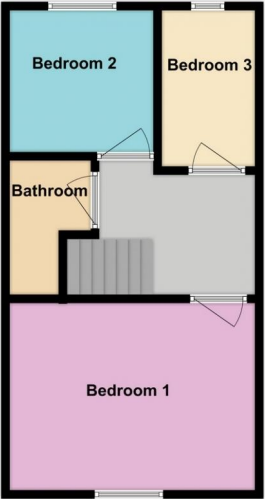


FLOORPLAN & EPC



Ground Floor

Disclaimer: Floor plans are not to scale, and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. If measurements have been shown they represent the widest and longest part of any room including any built in wardrobe space. It should not be assumed that rooms are quadrilateral in shape.



First floor

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