



76 Midland Road, Ellistown, Coalville, Leicestershire. LE67 1EH

£280,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

A UNIQUE OPPORTUNITY WITH OWN COACH HOUSE! Reddington Sales & Lettings take pleasure in bringing to market this 3 bedroom, 3 storey extended end of terrace property which is complete with its very own large coach house to the rear! The property presents a fantastic opportunity to acquire a spacious and functional family home, which is also immaculately presented throughout! The ground floor comprises; entrance hall, WC, lounge and kitchen/diner. To the first floor are 2 good sized bedrooms and a family bathroom with bath and walk in shower. The third floor features a large bedroom with its own en-suite shower room. Externally, there is a driveway to the side providing off road parking comfortably for 2 vehicles and a large coach house with mezzanine. Viewing is VERY HIGHLY RECOMMENDED in order to appreciate the scale of accommodation on offer here!

EPC awaited, Council tax band A! Tenure- Freehold

FEATURES

- COACH HOUSE TO THE REAR!
- A unique opportunity
- Spacious family home
- Impressive kitchen diner
- Large lounge
- Ground floor WC
- Large bedroom with en-suite on 3rd floor
- Off road parking for 2 cars
- Bathroom with separate shower
- Council Tax Band A
- Tenure- Freehold
- EPC awaited



ROOM DESCRIPTIONS

Coach House

A very large brick built coach house which is situated at the rear of the property. With up and over garage door that leads to a very large ground floor with side personnel door and window. Currently being used as storage, however presents a fantastic opportunity to progress further and renovate into a separate cottage/annexe. Inside has a wooden staircase which leads up to a good sized mezzanine level with 2x windows providing ample natural daylight.

Entrance Hall

A stylish and elegant entrance hall, accessed via the side driveway. With access to two separate storage cupboards, one of which is being currently used as a small utility. With ceiling pendant lighting and access to the ground floor WC.

Kitchen/Diner

2.52m x 7.59m (8' 3" x 24' 11") A beautiful and stylish kitchen/dining room. With uPVC double glazed French doors leading out to the driveway and additional side window in the kitchen. Fitted with a large selection of matching wall and base units with worktop over, including glass fronted lit wall units along one side. With integrated electric oven, gas hob and extractor hood, double Belfast style sink with copper mixer tap, space and plumbing for washing machine and dishwasher, tiled splashbacks and ceiling pendant lighting.

Lounge

3.94m x 6.44m (12' 11" x 21' 2") An impressive spacious lounge with uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

WC

A handy ground floor WC with small uPVC double glazed opaque window to the rear, WC, hand wash basin, ceiling pendant lighting and the boiler is wall mounted above the WC.

Stairs & Landing

Beautiful spiral carpeted stairs leading up from the ground floor entrance hall. With small uPVC double glazed window to the side and ceiling pendant lighting. Landing fully carpeted with access to both bedrooms, bathroom and access to the third floor stairs.

Bathroom

2.84m x 1.65m (9' 4" x 5' 5") A stylish family bathroom fitted with a white 4 piece suite consisting of panelled bath with centre taps, WC, hand wash basin and walk in shower cubicle with wall mounted mains shower with tiled flooring and walling. With small uPVC double glazed opaque window, heating radiator, tiled flooring and ceiling pendant lighting.

Bedroom 1

3.94m x 4.77m (12' 11" x 15' 8") A very large double bedroom with uPVC double glazed window to the front, heating radiator, ceiling pendant lighting, ample storage space and carpeted.

Bedroom 2

2.54m x 3.01m (8' 4" x 9' 11") A good sized bedroom which could easily be used as a double. With uPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

Staircase to 3rd floor

Carpeted stairs are accessed via a door from the landing.

Bedroom 3

2.33m x 5.68m (7' 8" x 18' 8") A large and bright 3rd storey bedroom with 3x ceiling skylights and additional uPVC double glazed window to the side. With wall mounted electric radiator, ample storage space, lighting, carpeted and staircase leading down.

En-Suite

A good sized en-suite consisting of corner step in shower cubicle with wall mounted electric shower, part tiled walling, WC, hand wash basin, skylight, vinyl flooring and ceiling pendant lighting.

Driveway

To the side there is a long, block paved driveway providing off road parking comfortably for 2 cars.

Agents Note

This property is standard built construction. The property is connected to mains gas, electricity and sewerage. Mobile and broadband strengths are unfortunately unrecorded.

Legals

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 of 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.

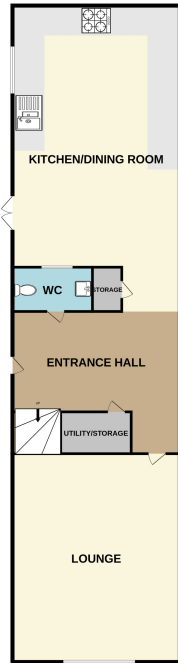




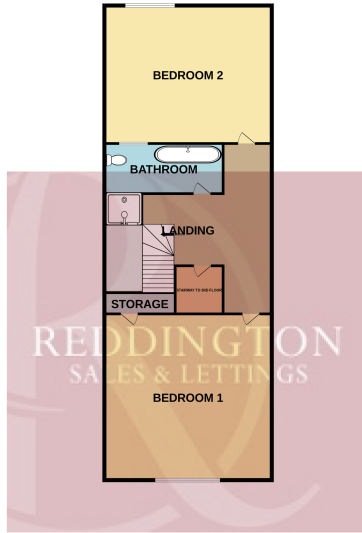


FLOORPLAN

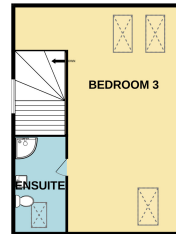
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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