



**35 Spencer View, Ellistown, Coalville, Leicestershire. LE67 1FW**

**£220,000 Freehold**

**REDUCED**



## PROPERTY DESCRIPTION

Reddington Sales & Lettings are pleased to bring to market this well positioned, three bedroom semi detached property, located in the popular village of Ellistown on a quiet cul-de-sac. The property is conveniently situated close to local amenities and schools. Viewing is highly recommended!

Accommodation comprises: entrance hall, lounge and open plan kitchen/diner on the ground floor. To the first floor, there are three bedrooms and a modern family bathroom. Externally, there are well presented laid to lawn gardens to the front and rear, ample off road parking and a single garage. EPC C. Council tax band B. Tenure- Freehold

## FEATURES

- Three bedrooms
- Semi detached
- Council Tax Band B
- Close to local amenities
- Ample off road parking
- Single garage
- Modern bathroom
- Quiet cul-de-sac
- Recent redecoration
- EPC C
- Tenure- Freehold



# ROOM DESCRIPTIONS

## Entrance Hall

An airy entrance hall with laminate flooring, heating radiator, side window and stairs leading to the first floor.

## Lounge

3.58m x 3.66m (11' 9" x 12' 0") UPVC double glazed window to front aspect, carpeted, two heating radiators, feature fireplace, under the stairs storage, ceiling pendant lighting & doors leading into the dining room.

## Dining Room

2.59m x 3.30m (8' 6" x 10' 10") UPVC double opening doors leading out to the rear garden, laminate flooring, ceiling pendant lighting & opening leading into the kitchen.

## Kitchen

1.91m x 2.72m (6' 3" x 8' 11") Matching wall and base units with worktop over, integrated oven & grill, four ring gas hob, extractor hood, space and plumbing for appliances, sink & drainer with mixer tap, UPVC double glazed window to rear aspect, tiled splashbacks & laminate flooring.

## Landing

Stairs leading from the ground floor with loft access, carpeted, heating radiator & doors leading to all upstairs rooms.

## Bedroom 1

2.67m x 3.96m (8' 9" x 13' 0") UPVC double glazed window to rear aspect, built in mirrored wardrobes, carpeted, heating radiator & ceiling pendant lighting.

## Bedroom 2

2.34m x 3.02m (7' 8" x 9' 11") UPVC double glazed window to front aspect, carpeted, heating radiator & ceiling pendant lighting.

## Bedroom 3

2.16m x 1.93m (7' 1" x 6' 4") UPVC double glazed window to front aspect, carpeted, heating radiator & ceiling pendant lighting.

## Family Bathroom

A modern family bathroom with UPVC double glazed window to rear aspect, white three piece suite with L shaped bath with shower over, WC, hand wash basin, ceiling spotlights, extractor fan, tiled flooring with under floor heating, tiled walls and heated towel rail.

## Rear Garden

A well presented rear garden with slabbed patio, largely laid to lawn, corner raised decking area, planted borders, pergola, outside tap and fencing border.

## Front Garden

Laid to lawn area with slabbed pathway.

## Driveway

Ample off road parking for multiple vehicles.

## Single Garage

2.39m x 6.17m (7' 10" x 20' 3") Up and over access door, rear door leading to the garden, lights and power supply.

## Agents Note

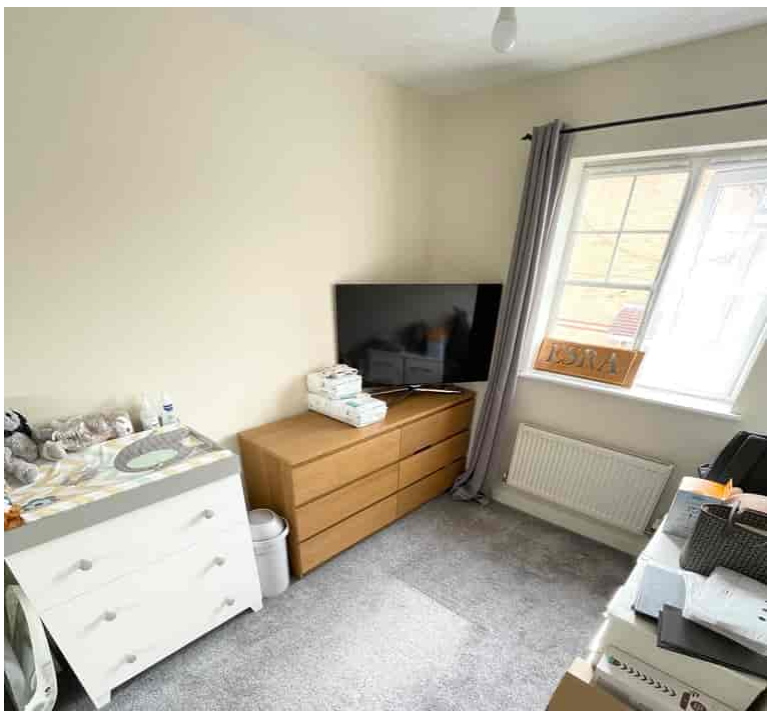
This property is standard built construction. The property is connected to mains gas, electricity and sewerage. Broadband strengths are (standard 4Mbps, superfast 74Mbps, ultrafast 1000Mbps) Mobile signal strengths are medium strength for O2, EE and Vodafone and weak strength for Three.

## 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.

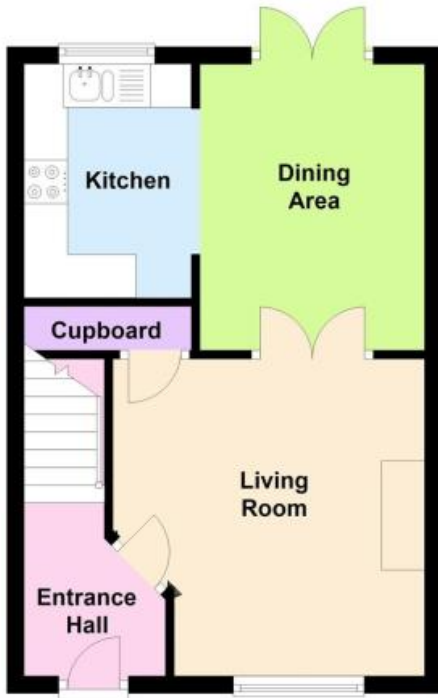






# FLOORPLAN & EPC

## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	