



**Midland Road, Ellistown**  
Coalville, Leicestershire, LE67 1EH

**NEWTON**FALLOWELL 



Midland Road, Ellistown  
Coalville, Leicestershire, LE67 1EH  
£190,000

\*\*\* NO UPWARD CHAIN \*\*\* THREE GENEROUS BEDROOMS \*\*\*  
DRIVEWAY AND GARAGE \*\*\* BEAUTIFULLY PRESENTED  
THROUGHOUT \*\*\*

Newton Fallowell are delighted to present to the market this fine example of a traditional three bedroom semi-detached home in excellent decorative order throughout having been well looked after and improved during its present ownership. The property occupies a highly convenient location in the heart of Ellistown village close to all local amenities and has a good sized plot with a driveway for several vehicles, garage and a generous rear garden Perfect for the first time buyer or family alike, an early inspection is advised.

The internal accommodation comprises in brief; entrance hall, lounge, well appointed dining kitchen with large pantry, contemporary bathroom, first floor landing, three generous bedrooms and a WC.

Externally to the front there is a driveway for three cars with a gravelled front garden adjacent. The driveway leads behind timber gates to a single detached garage having power and light. To the rear there is a pleasant enclosed garden mainly laid to lawn with shrub borders.





### Accommodation

A composite obscure double glazed front door leads to:-

### Entrance Hall

Having a pine floor, staircase rising to the first floor landing and door off to:-

### Bay Windowed Lounge

Having a pine floor, walk in UPVC double glazed bow window to the front elevation, feature multi-fuel stove with slate hearth and decorative surround, radiator, television point and door to:-

### Dining Kitchen

Having a tiled floor and being fitted with a range of Shaker style wall and base units with a complementary work surface and breakfast bar, inset composite one and a third bowl stainless steel sink and drainer with mixer tap over, integrated electric oven and grill, four ring gas hob, tiled splashbacks, space and plumbing for washing machine, space for an American style fridge/freezer, radiator, recessed spotlights, large walk in pantry cupboard with window and gas fired central heating boiler, UPVC double glazed French doors opening out to the garden, a window to the rear and an internal door to:-

### Family Bathroom

Having a tiled floor and being superbly fitted with a panelled P shaped bath with shower over, low flush WC, pedestal wash hand basin, chrome heated towel ladder, recessed spotlights, ceramic tiling to water sensitive areas, Velux style window, obscure UPVC double glazed window to the rear elevation and an extractor.

### First Floor Landing

Returning to the entrance hall, a staircase rises to the first floor landing, having a UPVC double glazed window to the side elevation, loft access and doors off to:-

### Master Bedroom

Having two UPVC double glazed windows to the front elevation, radiator and an alcove ideal for a small study area.

### Bedroom Two

Having a UPVC double glazed window to the rear elevation and radiator.

### Bedroom Three

Having a UPVC double glazed window to the rear elevation and radiator.

### WC

Having a ceramic tiled floor and being fitted with a low flush WC, wall mounted wash hand basin with tiled splashback and a recessed spotlight to the ceiling.

### Exterior and Gardens

Externally there is off road parking to the front for two cars on a flagstoned driveway and to the rear there is a good sized garden being mainly laid to lawn with planted and shrub borders, patio area, an attractive walled gravelled area, gated access to the rear and a large timber shed/garage offering the potential for the erection of a more substantial garage if required by the prospective buyer.

### Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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#### Data Protection

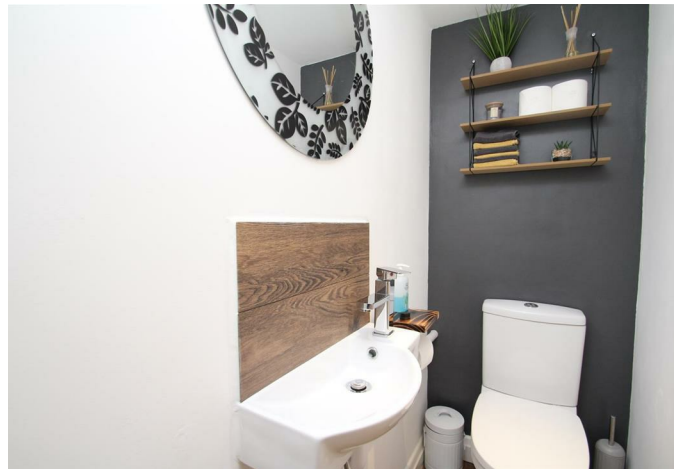
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#### FLOOR PLANS (if shown)

Floor plan is not to scale but meant as a guide only.













Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		

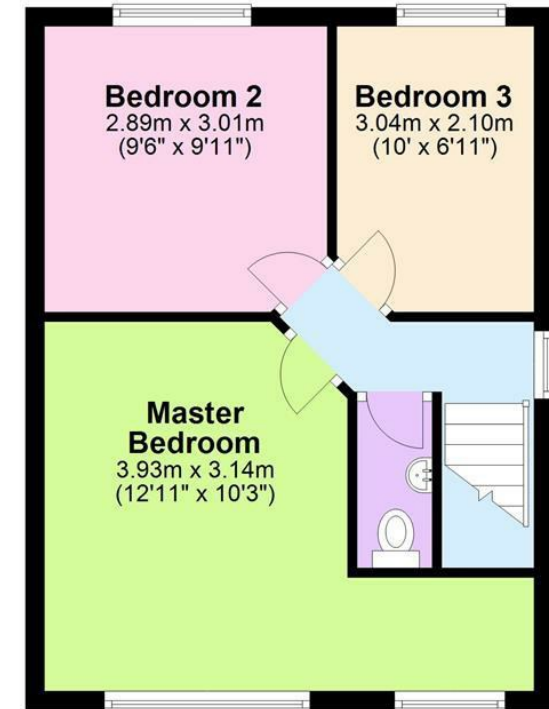
### Ground Floor

Approx. 42.0 sq. metres (452.2 sq. feet)

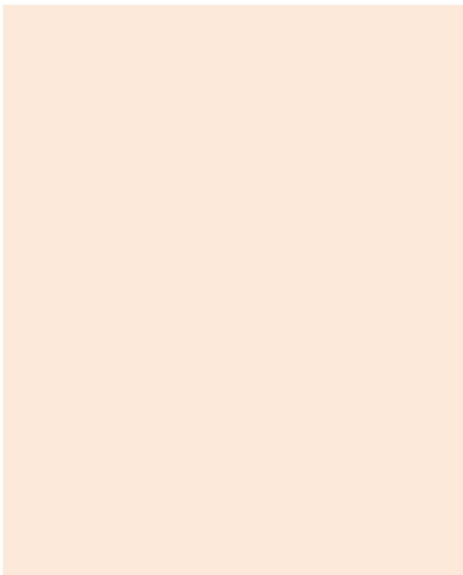


### First Floor

Approx. 36.8 sq. metres (396.5 sq. feet)



Total area: approx. 78.8 sq. metres (848.7 sq. feet)



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