



Cornfield Close, Ellistown

Coalville, LE67 1GJ

NEWTONFALLOWELL 

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£274,950

*** SPACIOUS FOUR BEDROOMED DETACHED HOUSE *** POPULAR MODERN DEVELOPMENT *** STUNNING DINING KITCHEN *** DRIVEWAY, CAR PORT AND GARAGE *** IDEAL FAMILY HOME ***

Newton Fallowell are delighted to present to the market this attractive and spacious four bedroomed family home. Constructed in 2012 and being ideally located on a modern development, the property represents the perfect opportunity for a family buyer and is offered to the market in excellent decorative order throughout with many additional features including extensive fitted wardrobes to the largest two bedrooms.

The internal accommodation comprises in brief; entrance hall, downstairs WC, bay windowed lounge, living/kitchen diner across the width of the rear of the property with French doors opening to the gardens, first floor landing, three well proportioned double bedrooms with the master having en-suite facilities, a large single room and a Jack and Jill family bathroom.

Externally to the front there is a small pleasant front garden, a tarmac driveway to the side affords off road parking for two cars passing underneath a car port and leading to the detached single garage having power and light. A timber gate gives access to the rear gardens which are mainly laid to lawn with two flagstoned patio areas and shrub borders.



Accommodation

A composite obscure glazed front door leads into:-

Entrance Hall

A spacious entrance hall, having a staircase rising to the first floor with cupboard under, radiator and doors off to:-

Downstairs WC

Being fitted with a low flush WC, wall mounted wash hand basin and extractor.

Lounge

Having a walk in UPVC double glazed bay window to the front elevation, two radiators, television point and telephone point.

Dining Kitchen

Having a tiled floor and being fitted with a range of gloss wall and base units with a complementary rolled edge work surface, inset stainless steel sink and drainer, integrated double electric oven and grill, five ring gas hob with stainless steel splashback and extractor over, space and plumbing for a dishwasher, space for American style fridge/freezer, double doors to a utility cupboard with work surface and space and plumbing for a washing machine and tumble dryer under, two radiators, UPVC double glazed windows to the side and rear elevations and French doors opening to the garden.

First Floor Landing

Returning to the entrance hall, a staircase rises to the first floor landing, having access to the loft, airing cupboard, radiator and doors off to:-

Master Bedroom

Having a UPVC double glazed window to the front elevation, radiator, television point, run of three double fitted wardrobes, television point and door to:-

En-Suite Shower Room

Being fitted with a double shower cubicle, low flush WC, pedestal wash hand basin, heated towel ladder, ceramic tiling to water sensitive areas, extractor and an obscure UPVC double glazed window to the front elevation.

Bedroom Two

Having a UPVC double glazed window to the front and rear elevations, two radiators a run of two double fitted wardrobes.

Bedroom Three

Having a UPVC double glazed window to the rear elevation, radiator and Jack and Jill access to the main bathroom

Bedroom Four

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

Jack and Jill Family Bathroom

Being fitted with a panelled bath with shower over, low flush WC, pedestal wash hand basin, tiled splashbacks to water sensitive areas, heated towel ladder, extractor, Jack and Jill access from Bedroom Three and an obscure UPVC double glazed window to the side elevation.

Exterior and Gardens

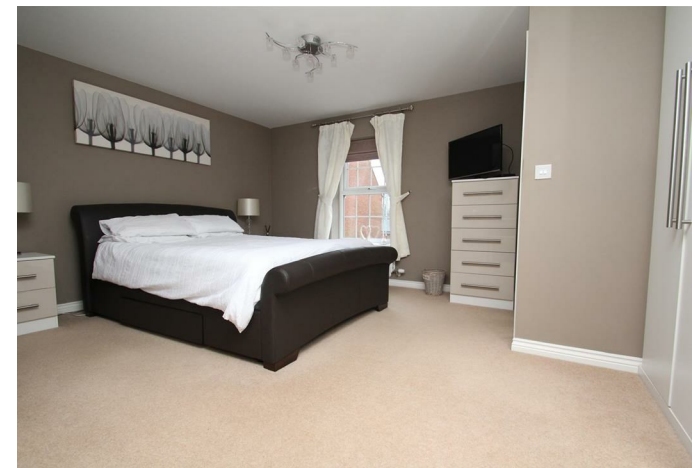
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Disclaimer

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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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property.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Leaving Coalville along Belvoir Road, which becomes Central Road, continue over the main traffic lights and crossroads onto Station Road, and continue out of Hugglescote and into Ellistown along Midland Road, take a left turning at the new mini roundabout onto Beveridge Lane, then right at the next roundabout onto Rushby Road, left onto Battleflat and left again onto Cornfield Close where the property can be found.

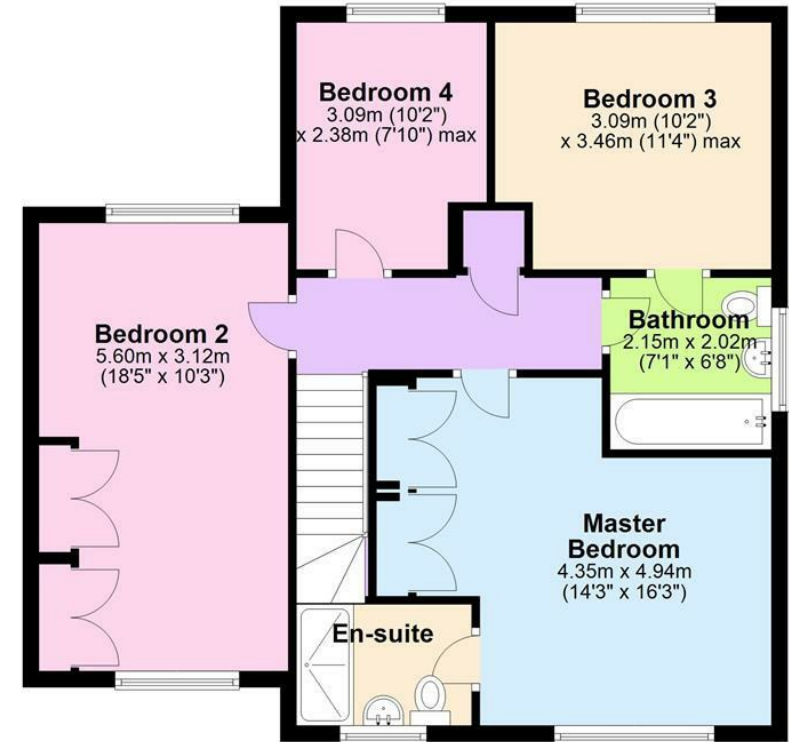
Ground Floor

Approx. 52.5 sq. metres (565.2 sq. feet)



First Floor

Approx. 72.4 sq. metres (779.8 sq. feet)



Total area: approx. 124.9 sq. metres (1344.9 sq. feet)



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