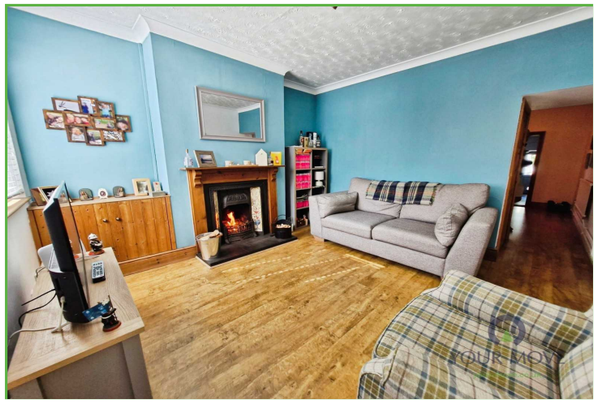
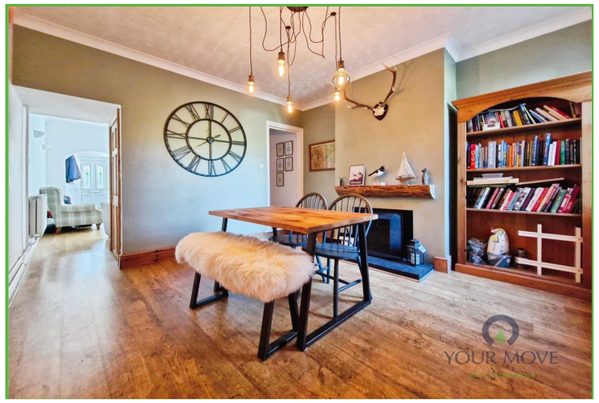
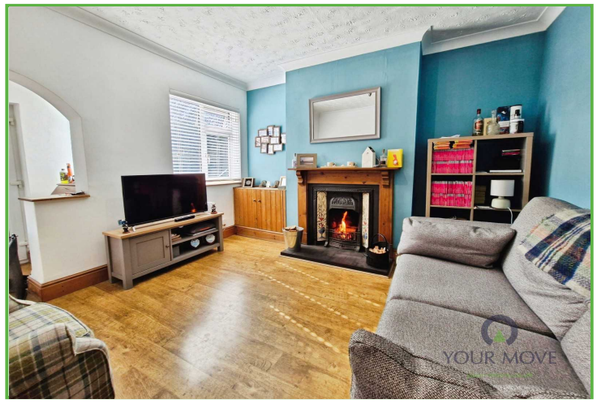


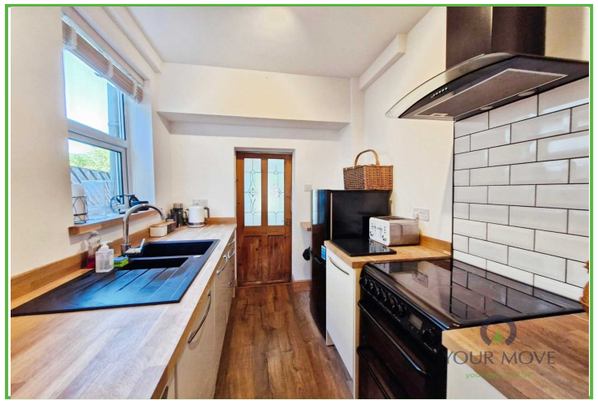


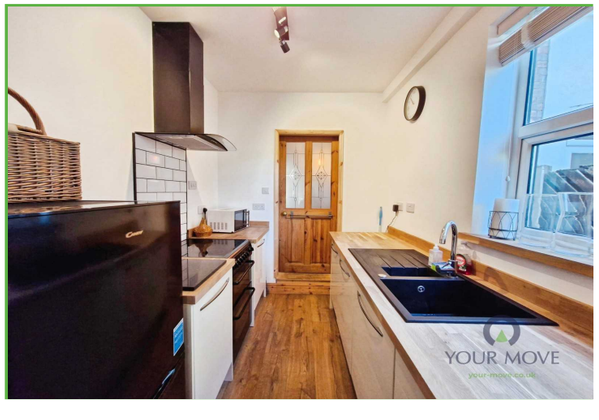












Battram Road, Ellistown, Coalville,
Leicestershire, LE67

Asking Price: £190,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Battram Road, Ellistown, Coalville, Leicestershire, LE67

Asking Price: £190,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: E
Local Authority: North West Leicestershire

Other important information which you will need to know about this property can be found at your-move.co.uk

A charming two-bedroom mid-terrace home offered with no onward chain, boasting two spacious reception rooms, a private treelined outlook and an impressive rear garden. With a versatile outbuilding offering excellent potential, this well-presented home is not to be missed.

Description
Offered with no onward chain, this well-presented two-bedroom mid-terrace home provides spacious accommodation, two reception rooms, a private rear garden and excellent potential from its versatile rear outbuilding.

Stepping inside, a small porch leads into the spacious lounge, a relaxing front-facing reception room enjoying a pleasant treelined outlook and excellent privacy. A dual-fuel fireplace creates a cosy focal point, while the dining room provides a further generous reception space with under-stair storage, rear-facing window and another dual-fuel fireplace, overlooking the private garden.

To the rear, the modern galley-style kitchen is neutrally decorated with a range of base units, space for a fridge and freestanding electric oven and hob. A useful utility room sits beyond, providing a base unit and plumbing for a washing machine.

Upstairs, two generous double bedrooms are served by the family bathroom. Bedroom One enjoys the attractive treelined front outlook, while Bedroom Two is rear-facing and benefits from a built-in cupboard and private garden views. The bathroom features a bathtub with electric shower over, WC and pedestal wash hand basin, alongside updated tiling, shower screen and useful built-in storage housing the Baxi boiler. The boarded and insulated loft, accessed via hatch and ladder, provides excellent additional storage.

Outside, the gravelled driveway provides off-road parking, while the private rear garden features patio, returfed lawn, vegetable patch, planted borders and a mature pear tree. A versatile outbuilding benefits from a new roof, new timber joinery and refreshed blockwork, offering exciting potential as a home office, summer house or hobby space.

Ellistown offers a convenient residential setting close to Coalville, local amenities, schools and countryside, with good road links providing access to Leicester and surrounding towns.

Ground Floor

Lounge
11'10" x 11'10" (3.6m x 3.6m)
Spacious and relaxing reception with treelined outlook and dual-fuel fireplace.

Dining Room
12' x 11' (3.66m x 3.35m)
Generous second reception with garden views, dual-fuel fireplace and under-stair storage.

Kitchen
9' x 6' (2.74m x 1.83m)
Modern, neutral galley-style kitchen with base units and freestanding electric oven and hob.

Utility Room
6'10" x 5'10" (2.08m x 1.78m)
Useful utility space with base unit and plumbing for washing machine.

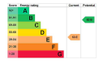
First Floor

Bedroom One
11'11" x 11'10" (3.63m x 3.6m)
Spacious double bedroom with attractive treelined front outlook.

Bedroom Two
12' x 8' (3.66m x 2.44m)
Generous double with built-in cupboard and private rear garden views.

Bathroom
9' x 6' (2.74m x 1.83m)
Updated bathroom with bath, electric shower, WC, pedestal wash hand basin and useful storage.

Loft
Boarded and insulated with hatch and ladder, providing excellent additional storage.



For full EPC please contact the branch.

Outside

Front
Gravelled driveway providing off-road parking

Garden
Private garden with patio, returfed lawn, vegetable patch, planted borders and mature pear tree.

Outbuilding
20' x 7'11" (6.1m x 2.41m)
Versatile outbuilding with new a roof, new timber joinery and refreshed blockwork, offering potential for a home office, summer house or hobby room.

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Total floor area: 73.0 sq.m. (786 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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