

16 Pickering Drive

Ellistown, Coalville, LE67 1HB

Asking price £230,000

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Brief Description

Situated in a QUIET CUL-DE-SAC on the edge of Ellistown, this WELL PRESENTED three-bedroom semi-detached home is offered for sale with NO UPWARD CHAIN. Ideally suited to first-time buyers, small families or those looking to downsize, the property benefits from a modern kitchen and bathroom, an extended conservatory and off-road parking for multiple vehicles.

The ground floor begins with an entrance hall leading into a nicely decorated living room, featuring laminate flooring, a double-glazed bow window and fitted Venetian blinds. The kitchen/diner offers a range of modern wall and base units, an integrated oven, four-ring gas hob and extractor hood, together with space for a dining table, fridge/freezer, washing machine and dishwasher. A useful understairs storage cupboard provides additional practicality.

The EXTENDED CONSERVATORY offers excellent additional living space, currently arranged as a combination of dining and seating areas. Built with UPVC and brick construction, it features tiled flooring, fitted blinds, a ceiling fan and double-glazed French doors opening onto the rear garden.

To the first floor are three bedrooms, comprising a main bedroom, a second bedroom with built-in wardrobes also benefiting from built-in storage. The MODERN BATHROOM is fitted with a three-piece white suite, including a P-shaped bath with electric shower over, vanity wash basin with storage, WC, heated towel rail and contemporary finishes.

Outside, the rear garden has been designed for ease of maintenance, with paved patio areas and pathways, a lawn, raised sleeper beds and a useful timber storage shed. To the front, a landscaped garden with grey slate chippings and a block-paved pathway leads to the entrance, while a tarmac driveway provides OFF ROAD PARKING FOR MULTIPLE VEHICLES.

Further benefits include a boiler installed within the last few years and the advantage of it being offered with NO UPWARD CHAIN.

























ON THE GROUND FLOOR

Entrance Hall

Living Room
10'2" x 18'4" (3.1 x 5.59)

Kitchen Diner
13'6" x 9'1" (4.12 x 2.77)

Conservatory
12'7" x 9'9" (3.85 x 2.98)

ON THE FIRST FLOOR

Landing

Bedroom One
11'9" x 8'11" (3.6 x 2.74)

Bedroom Two
6'2" x 9'9" (1.89 x 2.98)

Bedroom Three
7'1" x 7'0" (2.16 x 2.14)

Bathroom
7'1" x 5'9" (2.16 x 1.77)

ON THE OUTSIDE

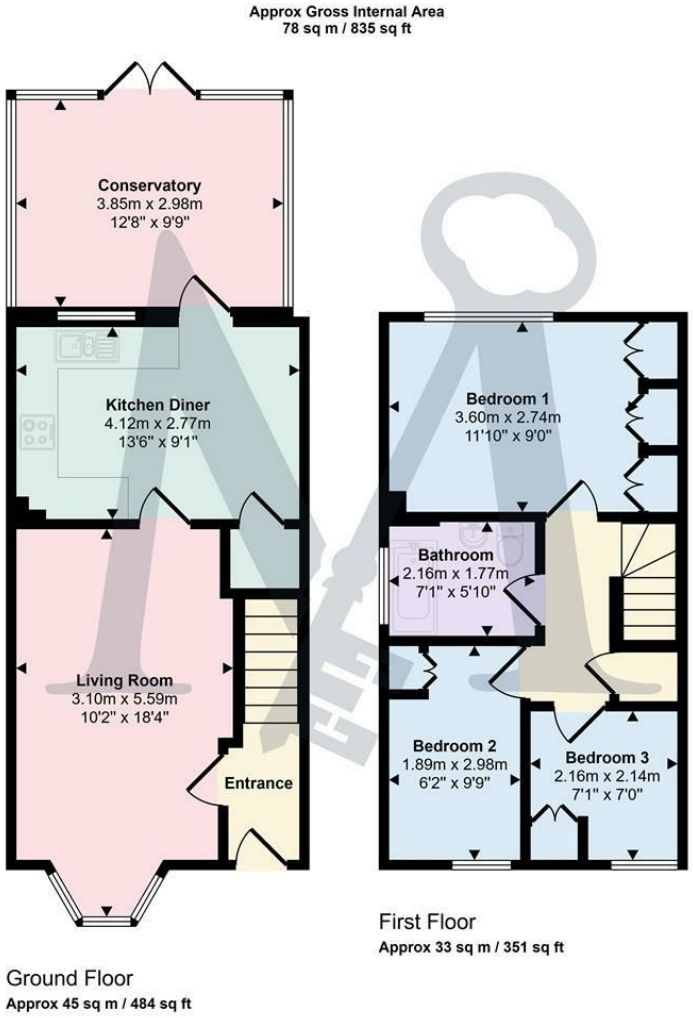
Front Garden

Rear Garden

Driveway

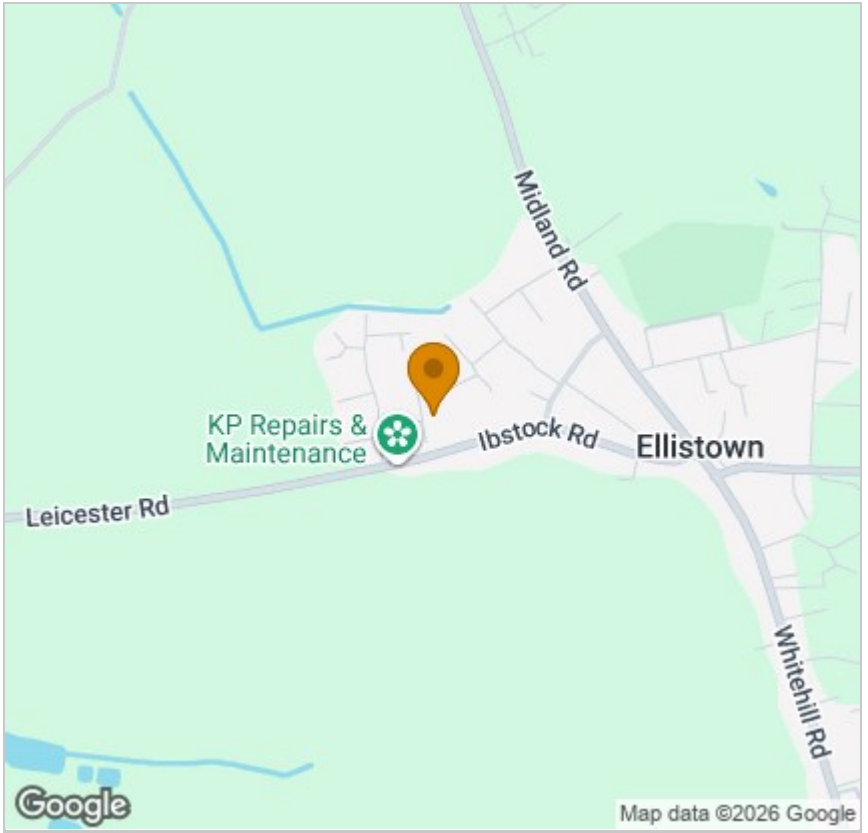


Floor Plan

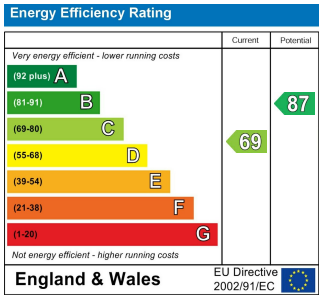


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Maynard Estates Office on 01530 682886
if you wish to arrange a viewing appointment for this property or require further information.

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