

**FOR SALE**



**Homefield Road, Sileby, Loughborough**

**2 Bedrooms, 1 Bathroom, Semi-Detached Bungalow**

**Asking Price Of £275,000**

  
**MARTIN&CO**



- OPEN FIELD VIEWS
- TWO BEDROOMS
- BATHROOM WITH SHOWER CUBICAL
- CAR PORT
- DRIVEWAY
- BUNGLOW
- FITTED KITCHEN

**PROPERTY DESCRIPTION OPEN FIELD VIEWS !!!!**  
 Martin & Co are delighted to offer to the market this two bedroom semi-detached bungalow in the rural location of Sileby.

The property offers two double bedrooms, a modern fitted kitchen, lounge, bathroom with shower cubical and conservatory.

Outside there is off road parking for two cars, a car port, garage and a rear garden with stunning views of the open field!

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>73 C</b>
55-68	<b>D</b>	<b>64 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		





**LIVING ROOM** 10' 10" x 12' 6" (3.3m x 3.81m) Bay fronted window to lounge with hard flooring, Radiator to wall, fire place with gas fire.

**KITCHEN** 10' 10" x 9' 9" (3.3m x 2.97m) An array of base and wall units with oven, electric hob and extractor hood. Granit black sink with drainer, hard flooring and barn style upvc door.

**BEDROOM ONE** 10' 9" x 8' 11" (3.28m x 2.72m) Double Glazed UPVC window, radiator to wall with hard flooring .

**BEDROOM TWO** 10' 11" x 6' 7" (3.33m x 2.01m) Fitted wardrobes, hard flooring, radiator to wall and sliding UPVC door to conservatory .

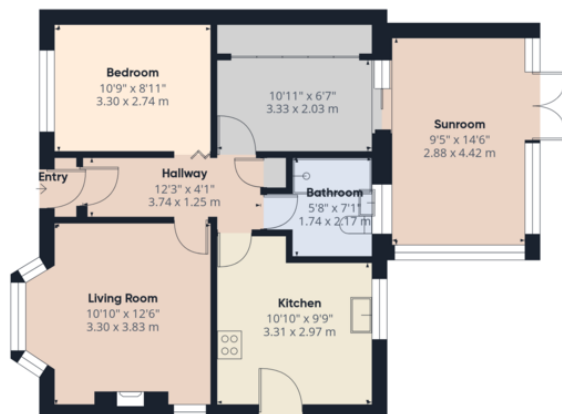


**BATHROOM** 5' 8" x 7' 1" (1.73m x 2.16m) Hard flooring, towel rail to wall, low level WC, pedestal wash hand basin, walk in shower cubical with electric shower.

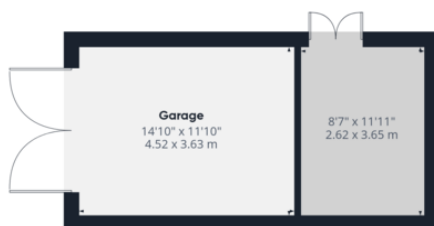
**CONSERVATORY** 9' 5" x 14' 6" (2.87m x 4.42m) UPVC framed with double glazed windows and french doors leading out to garden. Hard flooring and grey vertical radiator.

**OUTSIDE** To the front of the property there is off road parking for two cars.  
To the side elevation is a car port.  
The rear is paved with mid section decked , followed by a lawned section with beautiful views of open fields.  
Garage to side elevation of garden .





Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
983 ft<sup>2</sup>  
91.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Martin & Co Leicester

162 Narborough Road • Leicester • LE3 0BW  
T: 0116 204 4920 • E: leicester@martinco.com

**0116 204 4920**  
<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.