



## Homefield Road, Sileby, LE12 7TG

**£274,950**

Welcome to this charming bungalow located on Homefield Road in the picturesque village of Sileby. This delightful property boasts a warm and inviting atmosphere with its 1 reception room, perfect for entertaining guests or simply relaxing with your loved ones.

With 3 cosy bedrooms, there is ample space for a growing family or for those who enjoy having a guest room or home office. The property also features 1 bathroom, ensuring convenience and comfort for all residents. Backing onto open farmland enjoying a garage and single car port.

Situated in a semi-detached setting, this bungalow offers a sense of community while still providing privacy and tranquillity. The location on Homefield Road provides easy access to local amenities, schools, and green spaces, making it an ideal place to call home.

The layout of this bungalow maximises space and functionality, creating a cosy and comfortable living environment for its future owners.

Don't miss out on the opportunity to own this lovely bungalow in Sileby. Book a viewing today and envision the potential this property holds for you and your family.

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## Entrance Hall

Upvc door to the front, radiator, loft access with pull down ladder and partly boarded.

## Extended Kitchen

UPvc window to the rear, breakfast bar, an extensive range of modern fitted cupboards and worktops, single drainer sink unit, plumbing for a washing machine and fitted dishwasher. Built in Bosch oven, gas hob, 2 radiators.

## Lounge area

Feature fireplace with electric fire and radiator.

## Dining area

Radiator, Bi-fold Upvc doors to the rear with integral blinds.

## Bedroom One

Upvc bow window to the front, radiator and fitted wardrobes.

## Bedroom Two

Upvc bow window to the front and radiator.

## Bathroom

3 Piece suite comprising low flush wc, vanity wash hand basin, shower cubicle, tiled floor and walls, towel radiator and upvc window to the side.

## Bedroom Three

Upvc window to the side and radiator.

## Outside

### Front Garden

Mainly Block paved providing off road parking for at least two cars. Small garden.

### Single car port

Providing useful utility area or space for a vehicle accessed via a garage door.

### Single Garage

Located behind the car port the garage has a metal up n over door and benefits from power and light.

### Covered area

leading from the garage and car port to the rear garden

### Easy maintenance Rear Garden

Offering a high degree of privacy and backing onto open farmland. Raised decked area. The rear garden is designed for low maintenance but enjoys well stocked flowering borders.

## Tenure

Freehold

## Council Tax Band

Charnwood Borough Council

Council Tax Band : C

## Viewings

Please contact Leanne, Louise, David, Henry, Katie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or [loughborough@nickhumphreys.co.uk](mailto:loughborough@nickhumphreys.co.uk)

## Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nick Humphreys Estate & Letting Agents, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

## Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

## Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

## Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

## General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

## Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.

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Approximate total area<sup>(1)</sup>  
910.52 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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