

Holdings

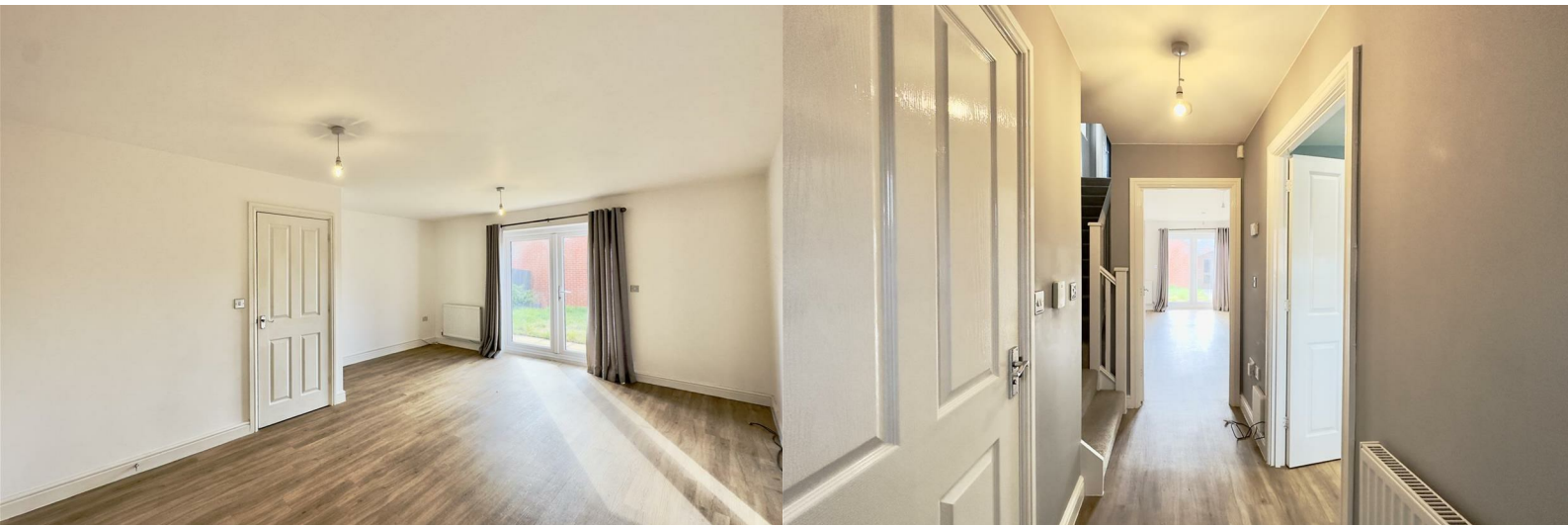
A Modern Estate Agent



37 Southfield Avenue

, Sileby, LE12 7WL

£260,000



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Benefiting from remaining LABC warranty, double glazing, gas central heating and an EPC rating of B! Ideal for those buyers wanting to get an energy efficient home.

The immaculately presented property is entered through the front door into an entrance hall which has doors to the lounge diner, kitchen, downstairs wc and stairs up to the first floor accommodation. The first floor accommodation comprises, three bedrooms and a family bathroom.

The property has got a sizeable driveway providing ample off road parking for several vehicles and there is also a private rear garden.

Entrance Hall

The property is entered through a composite front door into the entrance hall which has doors to kitchen, lounge and downstairs wc.

Downstairs Wc

With a low level WC, wash hand basin, radiator, laminate flooring and double glazed window to the side.

Kitchen 10' x 6' 11" (3.05m x 2.11m)

A modern fitted kitchen with a range of wall and base units, roll edge worktops, electric oven and four ring gas hob with extractor hood above, sink drainer with mixer tap, fitted dishwasher, fitted washing machine, space for fridge freezer and a double glazed window to the front elevation.

Lounge Diner 18' 5" x 14' 4" Max (5.61m x 4.37m Max)

An excellent living space with stylish flooring, radiators, double glazed doors to the rear, understairs storage cupboard and a TV aerial point.

Landing

A carpeted landing with doors to all bedrooms & bathroom, a loft hatch, a radiator and a double glazed window to the side.

Bedroom One 14' 5" x 11' 7" into recess (4.39m x 3.53m into recess)

The main bedroom has carpeted flooring, fitted wardrobes, radiator, over stairs storage cupboard which houses the boiler and double glazed window to the front elevation.

Bedroom Two 11' 3" x 7' 3" (3.43m x 2.21m)

With carpeted flooring, radiator and double glazed window to the rear elevation.

Bedroom Three 7' 7" x 6' 10" (2.31m x 2.08m)

A carpeted bedroom with a radiator and double glazed window to the rear.

Bathroom

A good sized bathroom with a four piece suite comprising a shower cubicle, bath with mixer taps, low level wc and wash hand basin. The bathroom is also part tiled, has a towel rail and a double glazed window to the side.

Outside

Tel: 01509 451100

To the front of the property is a small grass area and patio trail as well as a sizeable driving which provides ample off road parking for multiple cars. To the rear of the property is a lawned garden, with a patio and decking area, fenced to boundaries and with a timber shed at the end of the garden.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

Lounge
4.31 x 5.67m
14'2" x 18'7"

Kitchen
2.05 x 3.02m
6'9" x 9'11"

WC

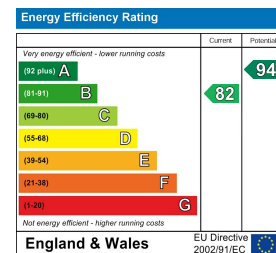
Southfield Avenue, Sileby
Internal Square Footage: 794 sq.ft

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Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.