

Holdings

A Modern Estate Agent



87 Southfield Avenue

Sileby, Loughborough, LE12 7WL

Offers over £260,000



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Benefiting from a LABC warranty, double glazing, gas central heating, and an impressive EPC rating of B, this energy-efficient home is ideal for buyers looking for a modern and eco-friendly property. As you enter the immaculately presented property through the front door, you are greeted by an entrance hall that leads to the lounge diner, kitchen, downstairs wc, and stairs to the first floor.

The first floor boasts three bedrooms and a family bathroom, all beautifully decorated and well-maintained. The property features a substantial driveway that can accommodate multiple vehicles, as well as a private and mature rear garden perfect for outdoor entertaining.

The entrance hall is stylishly designed with composite front doors leading to the kitchen, lounge, and downstairs wc. The kitchen is modern and well-equipped with a range of units, appliances, and a double glazed window to the front. The lounge diner is a spacious and comfortable living area with double glazed doors opening to the rear garden.

Upstairs, the landing leads to all bedrooms and the bathroom, with carpeted flooring, radiators, and double glazed windows throughout. The bathroom is generously sized with a four-piece suite and stylish finishes.

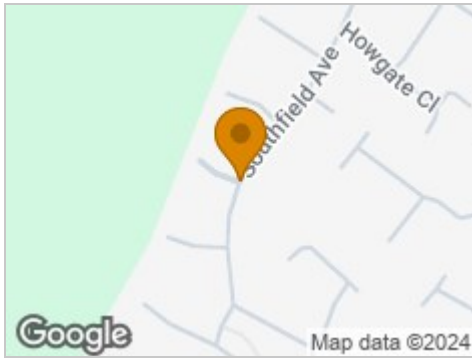
Outside, the property boasts a well-maintained front garden with a patio and lawn, along with a large driveway for parking. The rear garden is a private oasis with a lawn, patio, decking area, and planted borders.

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:

The ground floor plan shows a rectangular layout. At the top is a large Lounge (4.31 x 5.67m / 14'2" x 18'7"). To the right is a Kitchen (2.05 x 3.02m / 6'9" x 9'11"). To the left of the kitchen is a WC. A staircase is located between the lounge and kitchen. The plan is enclosed in a thick black border.

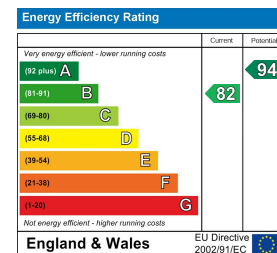
Southfield Avenue, Sileby
Internal Square Footage: 794 sq.ft

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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.