

A Modern Estate Agent



£225,000

Holders are delighted to present this stylish two double bedroom semi-detached property. Spread over three floors and within walking distance to Sileby village centre it also offers a private garden and off road parking for two cars.

Upon entering the property via the spacious entrance hallway, this provides access to the second bedroom, family bathroom and under stairs storage cupboard. There are stairs leading down to the lower ground floor as well as to the first floor. The family bathroom is fitted with a three piece suite comprising bath with shower over, low flush w.c and pedestal wash hand basin. There is a large bedroom also to this floor.

On the lower ground floor you find the Living/Kitchen/Diner. A spacious room for all the family to enjoy and is complete with spotlights, TV points and sliding doors to the rear garden. The Kitchen is fitted with a range of base and eye level units with an inset sink, integrated dishwasher, eye level oven, induction hob with extractor over, space and plumbing for a washing machine and integrated fridge freezer. There is also another useful storage cupboard.

Ascending back upstairs and then to the first floor you find the main bedroom. This room is a very good sized double.

The rear garden is complete with a patio area and lawn space making it a great space to enjoy the summer months in. Gated access via steps leads back to the parking for two cars at the side of the property.

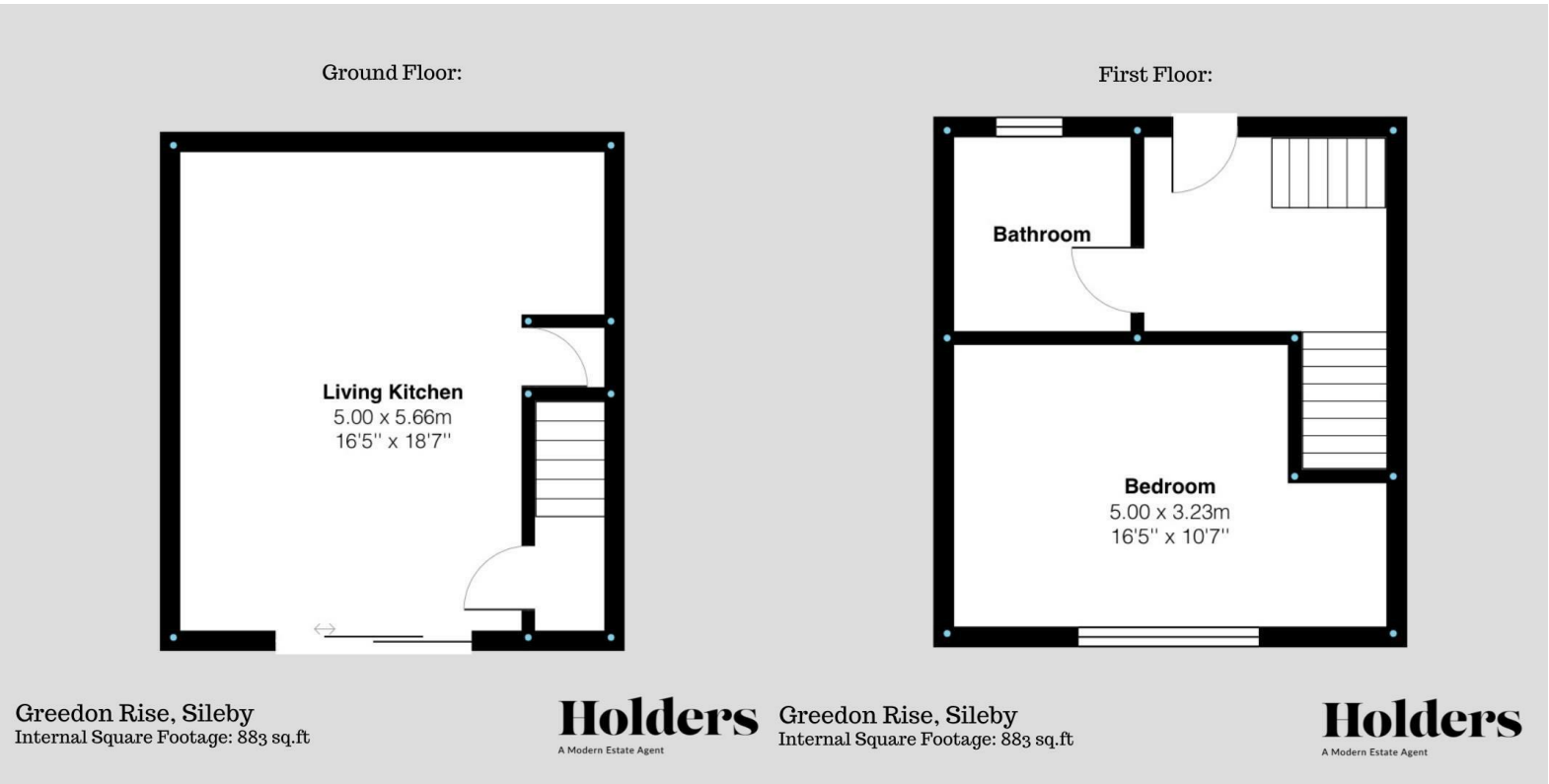
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1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied 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.
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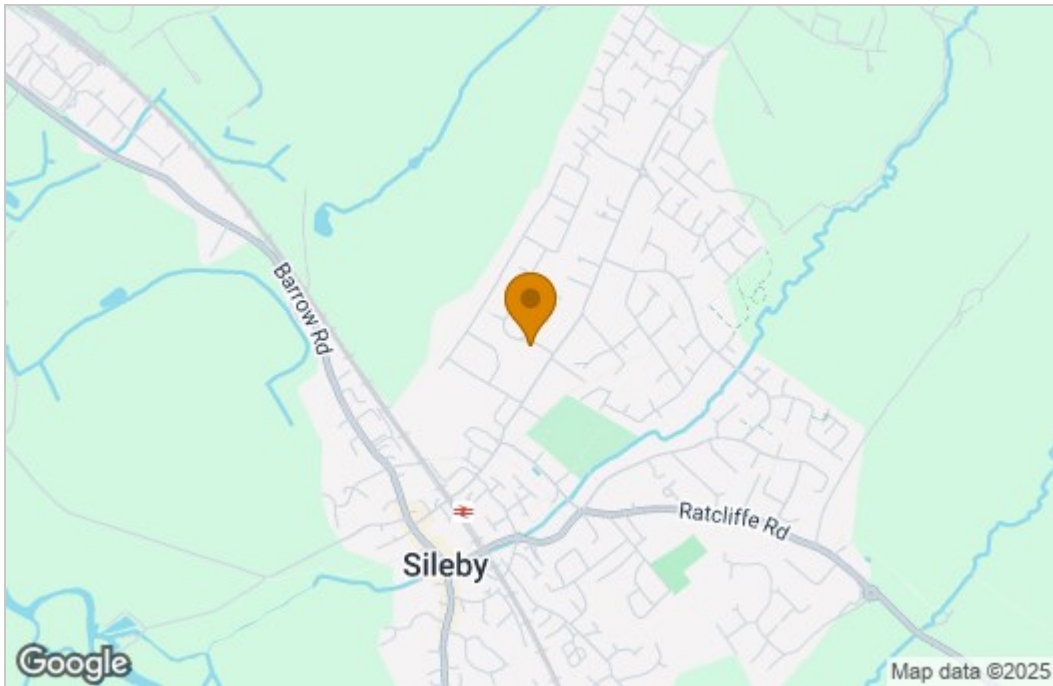
Extra information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode.

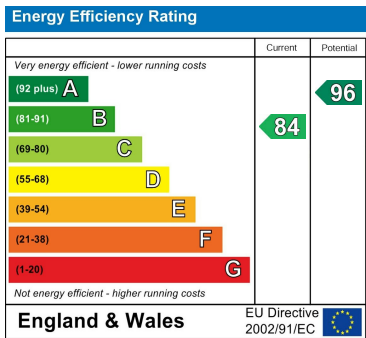
Floor Plan



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.