



Wattle Close, Sileby



£347,500

- MODERN DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- ENLARGED LIVING SPACE
- GROUND FLOOR W.C.
- EN-SUITE SHOWER ROOM
- LIVING DINING KITCHEN
- FREEHOLD
- EPC rating C



Instantly appealing modern detached family home which has been enlarged internally to create a rear facing living dining kitchen with doors out into the garden ideal for summer entertaining!

The quiet cul-de-sac location is just a short stroll from open fields, a children's Park and local football club as well as countryside walks nearby and excellent commuting along the A46 corridor to Nottingham and Leicester.

The property would make a great home for the young and growing family offering three double bedrooms, a ground floor W.C., en-suite shower room to the master bedroom along with a sunny aspect low maintenance garden with artificial lawn.

Good to know; The property has uPVC double glazing throughout. Gas central heating powered by a combination boiler located in a kitchen cupboard.

To find the Property; Sat nav postcode - LE12 7WU



LOUNGE 4.35m x 3.87m (14'4" x 12'8")

GROUND FLOOR W.C. 2.02m x 1.03m (6'7" x 3'5")

KITCHEN 3.87m x 3.07m (12'8" x 10'1")

LIVING/DINING AREA 2.68m x 2.68m (8'10" x 8'10")

BEDROOM ONE 3.87m x 3.14m (12'8" x 10'4")

EN-SUITE SHOWER ROOM 2.02m x 1.1m (6'7" x 3'7")

BEDROOM TWO 3.71m x 3.14m (12'2" x 10'4")

BEDROOM THREE 3.14m x 2.84m (10'4" x 9'4")

FAMILY BATHROOM 2.68m x 1.94m (8'10" x 6'5")

SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band D

DISCLAIMER

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REFERRALS

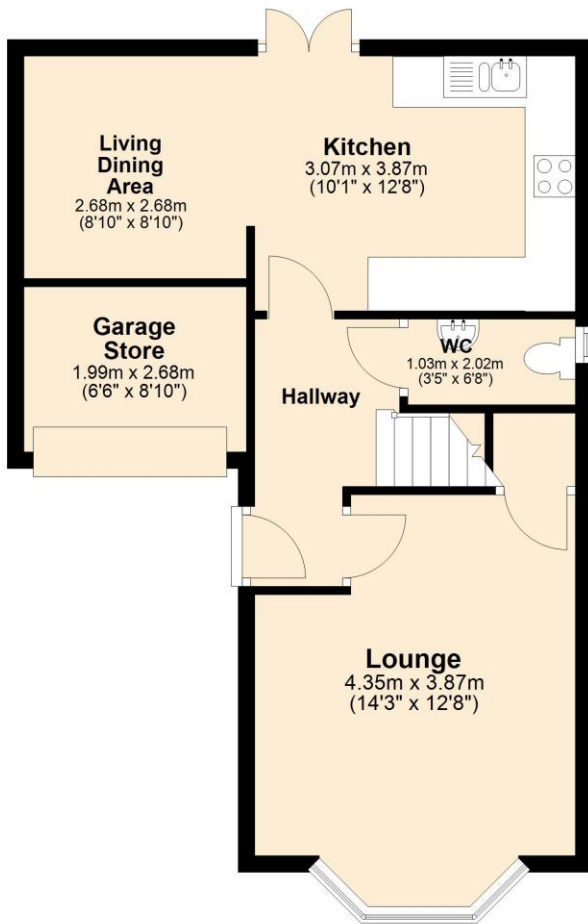
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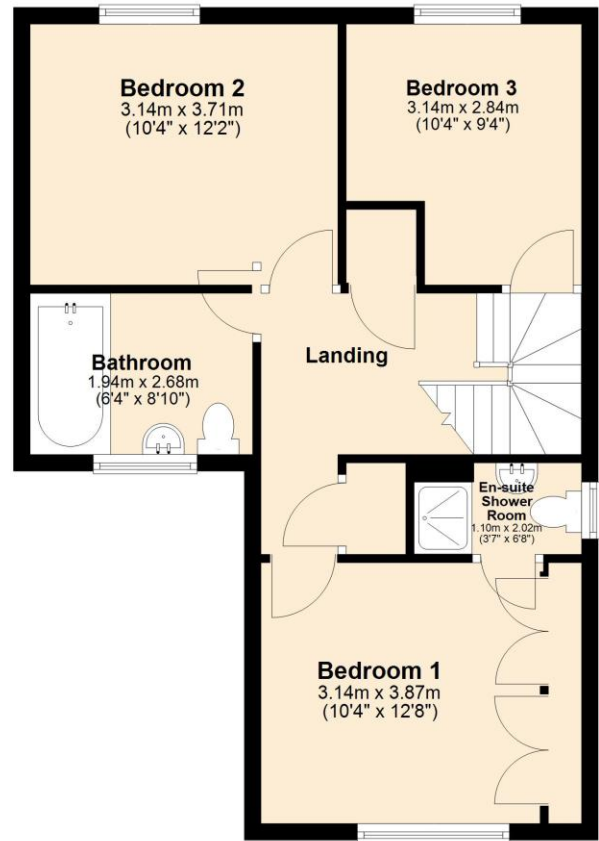
Ground Floor

Approx. 52.2 sq. metres (562.0 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.2 sq. feet)



Total area: approx. 104.2 sq. metres (1121.2 sq. feet)



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