



Wattle Close, Sileby



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**Offers over £315,000**

- 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

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## REFERRALS

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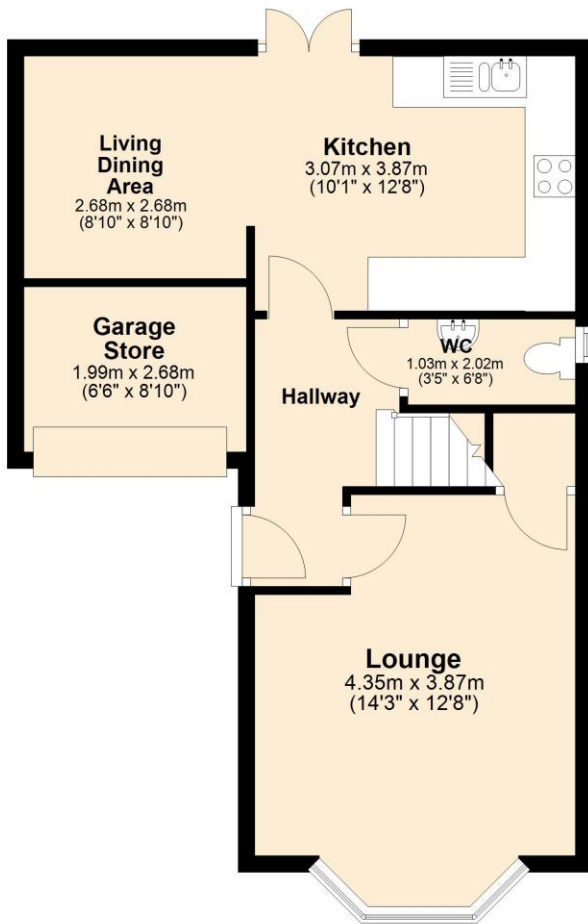






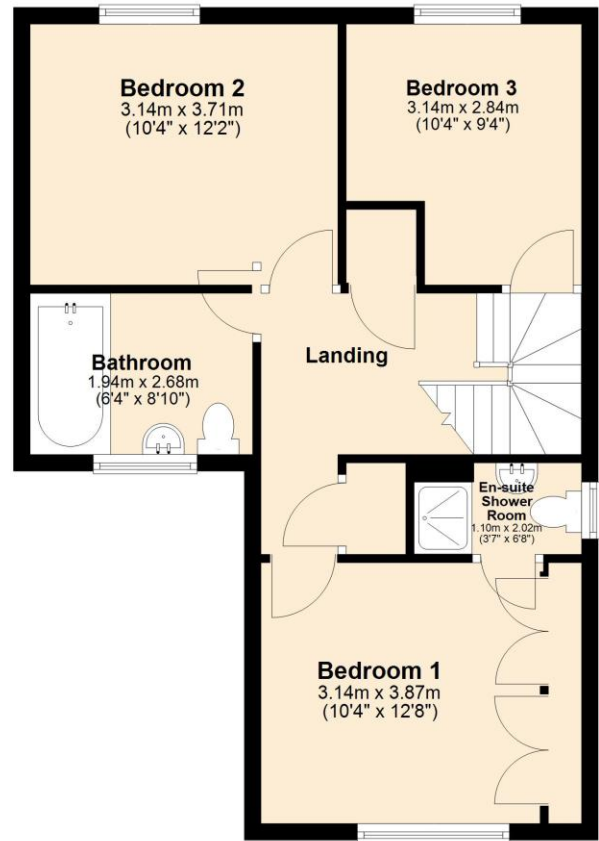
## Ground Floor

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)



Newton Fallowell Loughborough

01509 611119

[loughborough@newtonfallowell.co.uk](mailto:loughborough@newtonfallowell.co.uk)