



Harlequin Road, Sileby



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**£225,000**

- MODERN SEMI-DETACHED
- GENEROUS OVER THREE FLOORS
- THREE DOUBLE BEDROOMS
- GROUND FLOOR W.C.
- TWO BATHROOMS
- LARGE LOUNGE DINER
- FREEHOLD
- EPC rating C





A generous three storey semi-detached home perfectly positioned within easy walking distance of the village centre and for sale with no chain.

The attractive home combines generous accommodation with an enviable location close to local village centre shops, everyday amenities, and a mainline train station offering swift links to London and beyond.

Designed with space and flexibility in mind, the property features three well-sized double bedrooms, providing comfort and versatility for families or those seeking room to grow. The accommodation is arranged across three floors, offering an excellent canvas for some decorative improvements and while modernisation is required, the home represents a wonderful opportunity to create a stylish, contemporary property tailored to individual tastes.

On the ground floor leading off the hall is a handy W.C.

The kitchen is to the front of the property with an electric oven and hob, plumbing for a dishwasher and washing machine, leaving the rear to a large lounge diner which has double doors leading out into the garden ideal for summertime entertaining.

On the first floor is two large double bedrooms and a family bathroom whilst on the second floor, the master bedroom and an additional shower room, not en-suite, but directly opposite bedroom one but also able to be used by the rest of the household without disturbance.



To the outside there is a pleasant rear lawned garden and patio, fully walled to one side and a direct pedestrian side door leading into a single garage. the garage is accessed via a car to the rear where there is also space for parking in front of the garage itself.

With its combination of prime location, generous proportions, and untapped potential, this home is ideally suited to buyers looking for a long-term investment or a family base in a thriving village community.

Good to know; the property has uPVC double glazing throughout. Gas central heating powered by a conventional boiler located in a kitchen cupboard with hot water tank in bedroom one's airing cupboard.

To find the property; Sat nav postcode: LE12 7UR - what3words: ///eyelid.indicates.keyboard

**LOUNGE** 5.44m x 3.9m (17'10" x 12'10")

**KITCHEN** 3.65m x 1.86m (12'0" x 6'1")

**GROUND FLOOR W.C.** 1.84m x 0.87m (6'0" x 2'11")

**BEDROOM ONE** 3.91m x 2.19m (12'10" x 7'2")

**SHOWER ROOM** 2.54m x 1.92m (8'4" x 6'4")

**BEDROOM TWO** 4.01m x 3.11m (13'2" x 10'2")

**BEDROOM THREE** 4.01m x 3.34m (13'2" x 11'0")

**FAMILY BATHROOM** 2.09m x 1.97m (6'11" x 6'6")



## 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 C

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## REFERRALS

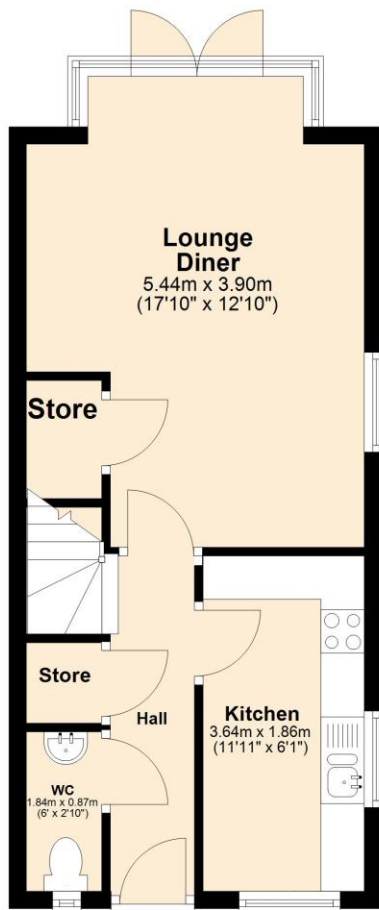
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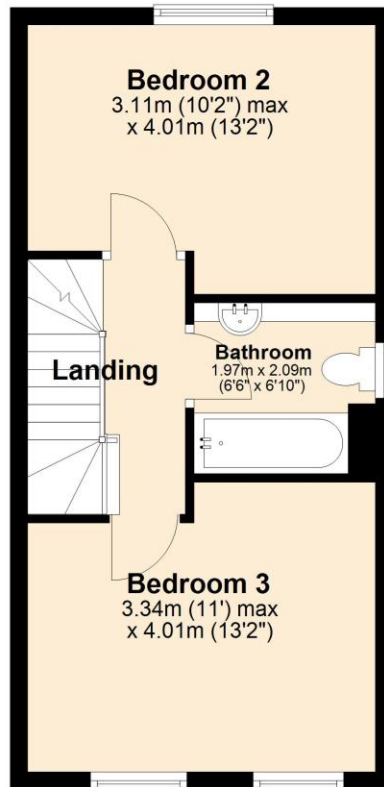
## Ground Floor

Approx. 34.2 sq. metres (367.9 sq. feet)



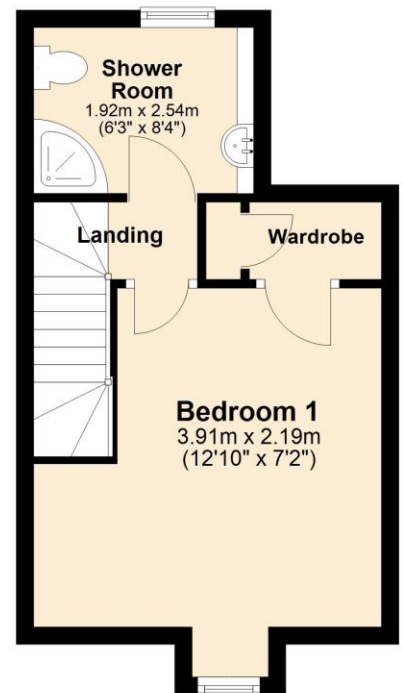
## First Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



## Second Floor

Approx. 25.3 sq. metres (272.5 sq. feet)



Total area: approx. 94.5 sq. metres (1016.9 sq. feet)



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