

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

27 Greedon Rise, Sileby, Leicestershire, LE12 7TE

£235,000

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Property at a glance

- Extended Family Home
- Gas Central Heating
- No Upward Chain
- Council Tax Band*: B
- UPVC double Glazing
- Beautifully Maintained
- Driveway & Garaging
- Price: £235,000

Overview

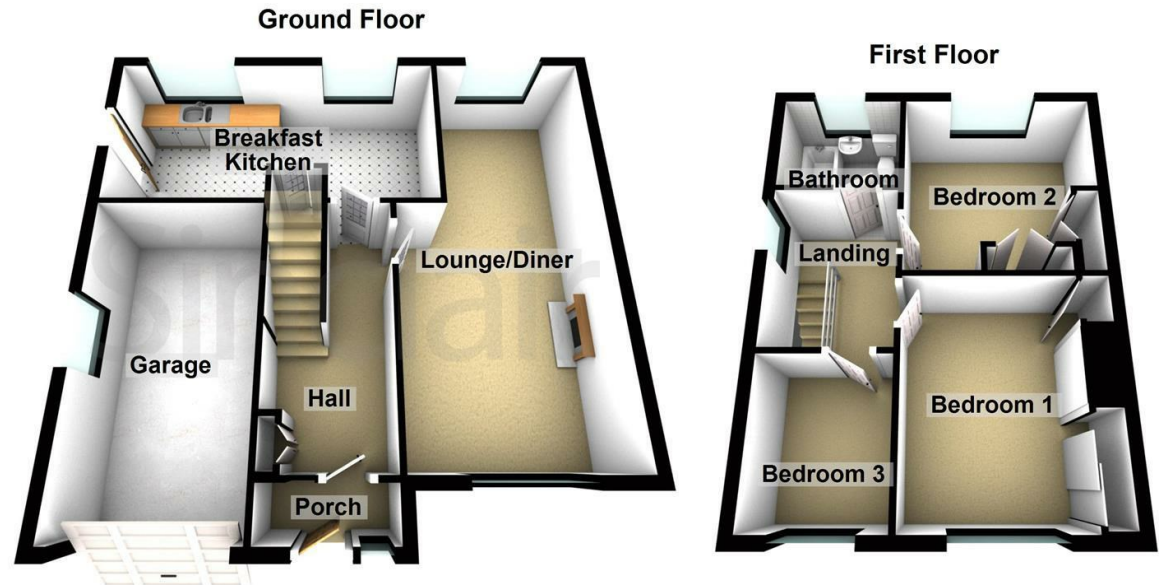
This traditionally styled and extended semi detached family home has been beautifully maintained and benefits from gas central heating and uPVC double glazing and has accommodation which in brief comprises: porch, reception hall, lounge through dining room and extended breakfast kitchen. On the first floor the landing gives way to three bedrooms and a bathroom fitted with a white three piece suite. Outside there are gardens to the front with a driveway proving parking which in turn accesses the garage; to the rear of the property there is a mature garden with a private rear aspect. The property is offered with no upward chain.

Location**

Sileby is a former industrial village and civil parish in the Soar Valley in Leicestershire, between Leicester and Loughborough. The village has a station on the Ivanhoe Line, and trains run regularly to Leicester, Loughborough, Nottingham and Lincoln. There are well established sporting clubs and facilities for Cricket, Football, Tennis and Lawn Bowls, Rugby, Baseball and Shooting amongst others. The village has undergone change over the last few years with the High Street and nearby King Street enjoying a number of shops, mini supermarket, a café, gift shop, hairdressers, beauticians and various pubs & social clubs. There are two main primary schools and a choice of nurseries. Nearest Airport: East Midlands (13.9 miles). Nearest Train Station: Sileby. Nearest Town/City: Loughborough (4.5 miles). Nearest Motorway Access: M1 (J23)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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Detailed Accommodation

uPVC double glazed entrance door with inset opaque glass window and adjacent windows to the porch.

PORCH

The porch has an entrance door to the reception hall and electric lantern style light.

RECEPTION HALL

The reception hall has stairs accessing the first floor, a fitted cloaks cupboard, radiator, doors accessing the lounge diner and extended breakfast kitchen.

LOUNGE DINER

Lounge area is 12'10" x 11'2" (To the side of chimney breast) uPVC double glazed window to the front elevation, radiator, electric feature fireplace with marble effect hearth and back, wooden sides and over mantel and open access to the dining area.

Dining area is 9'4" x 8'1" uPVC double glazed window to the rear elevation. Radiator.

EXTENDED BREAKFAST KITCHEN

18'5" x 8'4" (5.61m x 2.54m)

The kitchen has been extended and fitted with a single drainer stainless steel sink unit with chrome swan neck style mixer tap over and cupboards under. Fitted units to the wall and base, roll edge work surface and tile surround, electric cooker point with extractor fan over and built in pantry cupboard.

The breakfast area has a uPVC double glazed window to the rear elevation over looking the garden and a further matching window to the rear, plumbing for washing machine and uPVC double glazed door with inset opaque glass windows to the side elevation.

ON THE FIRST FLOOR

On the first floor the landing gives way to three bedrooms and bathroom fitted with a white three piece suite. uPVC double glazed opaque glass window to the side elevation and a loft access hatch to a fully boarded loft.

REAR BEDROOM

10'11" x 10'10" (3.33m x 3.30m)

(Including fitted wardrobes / cupboards)

uPVC double glazed window to the rear elevation, radiator, range of fitted bedroom furniture including wardrobe / cupboards, matching dressing table with drawer storage.

FRONT BEDROOM

11'1" x 8'7" (3.38m x 2.62m)

(To the front of wardrobe / cupboards)

uPVC double glazed window to the front elevation, radiator, fitted wardrobe / cupboards, airing cupboard housing the Worcester Bosch gas boiler and hot water cylinder.

BEDROOM THREE

7'10" x 6'6" (2.39m x 1.98m)

uPVC double glazed window to the front elevation. Radiator.

BATHROOM

The bathroom is fitted with a white three piece suite comprising: panel bath with thermostatic shower over, low flush WC, pedestal wash hand basin, radiator, tiled walls and uPVC double glazed opaque glass window to the rear elevation.

OUTSIDE

To the front of the property is a lawned garden with plants and shrubs to the borders and a driveway providing off road car standing which in turn leads to the garage. There is a side access leading to the rear garden.

The garage has an up and over door, opaque glass window to the side elevation, electric light and power.

The south facing rear garden enjoys a private rear aspect, slabbed patio area and shaped lawn beyond, variety of mature plants, shrubs and trees and a vegetable plot area. Timber built shed, outside water tap, timber screen and hedged boundaries.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

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Thinking of Selling?

For a free valuation of your property with no obligation
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