



Sinclair

85 Southfield Avenue, Sileby, Leicestershire, LE12 7WL

New Price £277,000

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Property at a glance

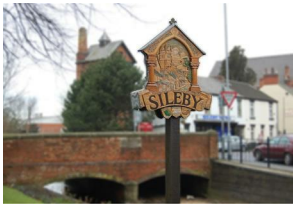
- Detached Family Home
- Summerhouse
- EV Charger To Drive
- Council Tax Band*: C
- Landscaped Gardens
- A Range of 'Tech.' Upgrades
- No Upward Chain
- Price: £277,000

Overview

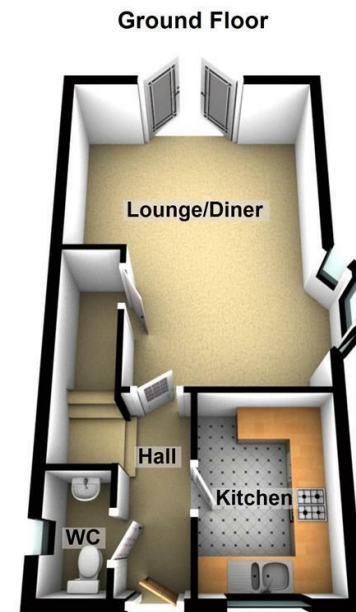
Offered with no upward chain and a range of up grades including BT Ultrafast broadband, Tado Smart heating, ring door bell, Smart light panels and Google Nest smoke alarms this detached family home also enjoys landscaped gardens with summer house and internal accommodation comprising: reception hall, downstairs cloakroom / WC, fitted kitchen, open plan living space with lounge and dining areas, three bedrooms and family bathroom with white contemporary four piece suite. The side of the property is a driveway with electric vehicle charging point. A super property in a favoured residential setting.

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

Composite entrance door with inset opaque and double glazed window through to the reception hall.

RECEPTION HALL

The reception hall has stairs accessing the first floor, panel doors with chrome handles accessing the downstairs cloakroom / WC, fitted kitchen and open plan living space with lounge and dining areas. Sonoff smart light switches.

DOWNSTAIRS CLOAKS / WC

The downstairs cloaks / WC is fitted with a low flush white WC, pedestal wash hand basin with chrome mixer tap, tiled splash backs, radiator, uPVC double glazed opaque glass window to the side elevation with fitted blinds.

FITTED KITCHEN

6'11" x 6'5" (2.11m x 1.96m)

The fitted kitchen has a one and a half bowl single drainer stainless steel sink unit with swan neck style mixer chrome tap over and cupboards under. Gloss handleless fitted units to the wall and base with pan drawers, work surface with matching up stand, gas hob with oven under and stainless steel and glass extractor canopy hood over, plumbing for washing machine, radiator, space for a tall standing fridge freezer, uPVC double glazed window to the front elevation with fitted blinds and Sonoff touch activated smart light switch.

OPEN PLAN LIVING SPACE

18'8" x 14'5" max x 11'2" min (5.69m x 4.39m max x 3.40m min)

(Not including bay window)

uPVC french patio doors to the rear elevation overlooking and accessing the landscaped garden, two radiators, uPVC double glazed bay window to the side elevation with fitted blinds and door accessing the under stair storage cupboard with electric light.

ON THE FIRST FLOOR

On the first floor a landing gives way to three bedrooms and family bathroom fitted with a white four piece suite. uPVC double glazed window to the side elevation with fitted blinds. Loft access hatch with pull down ladder leading to a part boarded loft.

BEDROOM ONE

12'5" x 8'5" (3.78m x 2.57m)

(To the front of wardrobe / cupboards)

uPVC double glazed window to the front elevation with fitted blinds, radiator, built in storage cupboard housing the combination gas fed boiler, a range of wardrobe / cupboards with hanging space, shelving and drawer units. Sonoff touch activated smart light switch.

BEDROOM TWO

11'5" x 7'2" (3.48m x 2.18m)

uPVC double glazed window to the rear elevation with fitted blinds. Radiator.

BEDROOM THREE

7'7" x 7' (2.31m x 2.13m)

uPVC double glazed window to the rear elevation with fitted blinds. Radiator.

FAMILY BATHROOM

The bathroom is fitted with a contemporary white four piece suite comprising: panel bath with chrome mixer shower tap, low flush WC with push button flush, pedestal wash hand basin with chrome mixer tap, double width shower cubicle with door screening, drencher shower head and an additional shower head and hose. Heated chrome towel rail and uPVC double glazed opaque glass window to the side elevation with fitted blinds.

OUTSIDE

There is a front garden with hedged front and side boundaries, pathway leading to the entrance door and driveway providing off road car standing. Smart EV charging point and additional power supply. Gated access leading to the rear garden.

The rear garden has been beautifully landscaped with Indian stone style patio area, block brick edging and low maintenance garden beyond with raised railway sleeper planters, variety of plants and shrubs. Brick wall and fenced boundaries and further patio area with access to the summerhouse.

The summerhouse is 7'9" x 7'9". Timber construction with boxed windows to two elevations and central double doors.



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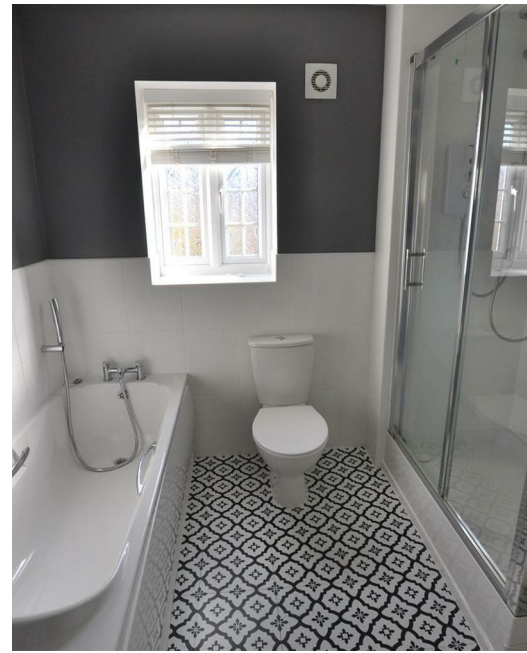
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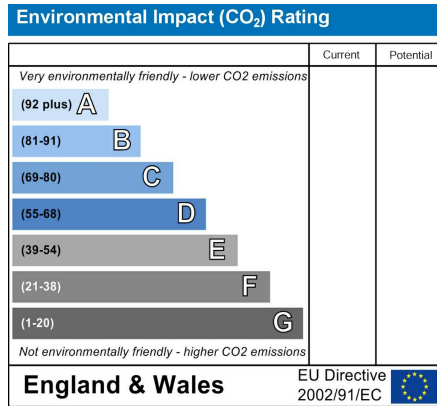
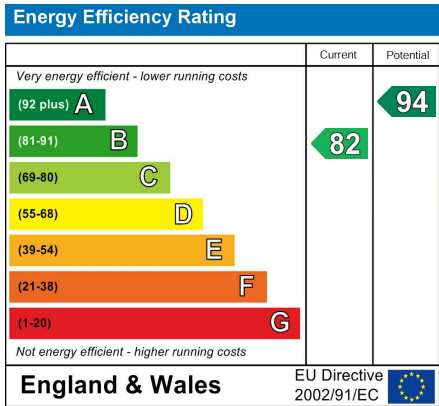
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These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make 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

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

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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

We are advised by the current Owners that there is a maintenance charge of aprox. £100 per six months.

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Thinking of Selling?
For a free valuation of your property with no obligation
call Sinclair on 01509 812777



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