



Sinclair

4 The Banks, Sileby, Leicestershire, LE12 7RE

New Price £160,000

01509 812777 [sinclairstateagents.co.uk](http://sinclairstateagents.co.uk)

## Property at a glance

- Superbly Refurbished
- New Central Heating & Electrics
- Refitted Shower Room
- Council Tax Band\*: A
- Central Village Location
- Refitted Kitchen
- Parking To Rear
- Price: £160,000

## Overview

A much improved and delightful modern townhouse offering ready to move in immaculate accommodation with improvements that include a redesign in layout to provide an entrance hall and cloaks area. There is a living room, refitted breakfast kitchen with a range of integrated appliances, double bedroom with fitted wardrobes and storage, refitted shower room and further additions including gas central heating system. The property has an enclosed rear garden and parking and is situated in the central village location with ease of access to the shops and amenities. A super first time purchase or investment opportunity and offered with no upward chain.

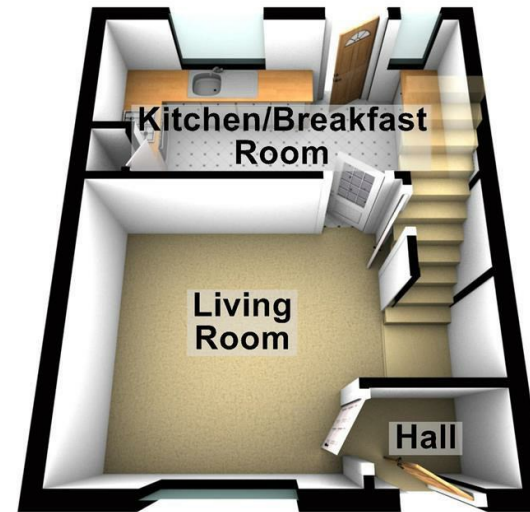
## Location\*\*

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.

### Ground Floor



### First Floor



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## Detailed Accommodation

uPVC double glazed entrance door with inset security spyhole and opaque glass windows through to the entrance hall.

### ENTRANCE HALL

The entrance hall has tiled flooring, cloaks hanging space with shelving over and door through to the living room.

### LIVING ROOM

10'6" x 10'3" (3.20m x 3.12m)

uPVC double glazed window to the front elevation, radiator, stairs accessing the first floor with an under stair storage cupboard and door accessing the refitted breakfast kitchen.

### REFITTED BREAKFAST KITCHEN

14'2" x 6'10" (4.32m x 2.08m)

Redesigned in layout and refitted, the kitchen comes with a single drainer stainless steel sink unit with chrome swan neck style mixer tap over, there are fitted units to the wall and base with chrome bar style handles, roll edge work surface and complimentary tiled surround. Range of integral appliances including: Bosch electric hob with extractor fan over and double Zanussi fan assisted oven under, fridge and freezer, slim line dishwasher and integrated washer dryer. uPVC double glazed windows to the rear elevation overlooking the garden and a uPVC double glazed door accessing the rear. Inset spotlights to ceiling and a breakfast bar area, radiator and tiled flooring.

### ON THE FIRST FLOOR

On the first floor the landing gives way to double bedroom, refitted shower room, access to an airing cupboard housing the combination gas fed boiler, loft access hatch, radiator and uPVC double glazed opaque glass window to the rear elevation.

### BEDROOM

11' x 9'7" (3.35m x 2.92m)

(Not including recessed area and to the front of wardrobe / cupboards)

uPVC double glazed window to the front elevation with pleasant outlook towards the Brook. Radiator, fitted mirror fronted wardrobe / cupboards and a recessed area which could accommodate a dressing table or small study desk. There is shelving area to accommodate a TV and a built in over stair storage cupboard.

### SHOWER ROOM

The shower room has been refitted with a double width shower cubicle with thermostatic shower and shower screening. Low flush WC with concealed cistern and push button flush, vanity unit surmounted by a wash hand basin with cupboards under. Tiled flooring, heated chrome towel rail and uPVC double glazed opaque glass window to the rear elevation.

### OUTSIDE

To the front of the property is a grassed area and to the rear there is an enclosed garden with timber screen fencing to the boundaries, slabbed patio area and grassed area beyond. There is gated access leading to off road parking space.



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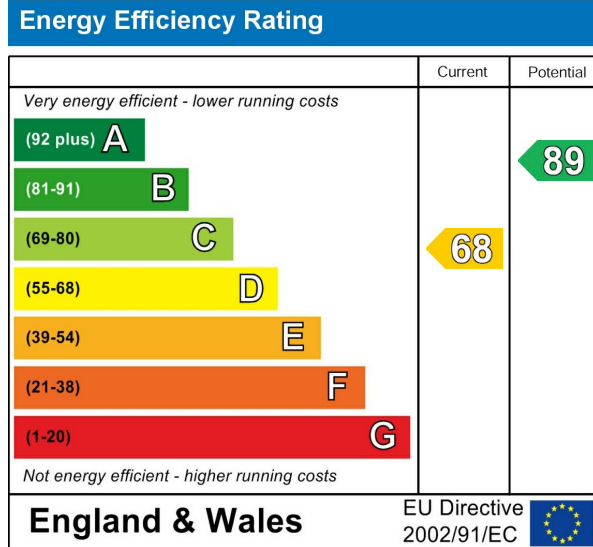




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These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make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

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## Thinking of Selling?

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



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.  
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