



Sinclair



Jasmine Cottage, 39 The Banks, Sileby, Leicestershire, LE12 7RD

£175,000

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



## Property at a glance

- Village Centre
- No Upward Chain
- Gas Central Heating
- Council Tax Band\*: A
- Character Cottage
- Two Reception Rooms
- Set Back From Road
- Price: £175,000

## Overview

VILLAGE CENTRE CHARACTER COTTAGE WITH NO UPWARD CHAIN. This property is ideal for the first time buyer or investor and has accommodation which comprises; entrance hall, living room, dining room, fitted breakfast kitchen. 1st floor; one main double bedroom and smaller bedroom/ study/ cot room and re-fitted bathroom with white three piece suite. Outside there is a courtyard garden to rear and fore garden with parking available.

## 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

Timber entrance door with inset opaque glass windows through to the entrance hall.

### ENTRANCE HALL

The entrance hall has a radiator, further panel door accessing an inner hallway.

### INNER HALLWAY

The inner hallway has stairs accessing the first floor and doors accessing the living room and dining room with exposed beam feature to the hall.

### FRONT LIVING ROOM

11'11" x 11'3" (3.63 x 3.43)

uPVC double glazed window to the front elevation, the measurements are to the side of the chimney breast which has a raised tiled hearth, brick back, the hearth is surmounted by a gas fed fire, there are display plinths and shelving to the side of the chimney breast. Radiator.

### DINING ROOM

11'2" x 7'10" (3.40 x 2.39)

The dining room has double glazed opaque glass window to the side elevation, exposed beam feature ceiling, radiator, door accessing an under stairs storage cupboard and door and opening to the breakfast kitchen.

### FITTED BREAKFAST KITCHEN

12'4" x 10'3" (3.76 x 3.12)

The breakfast kitchen is fitted with a single drainer sink unit with mixer tap over and cupboards under, fitted units to the wall and base, wall mounted and concealed gas boiler, loft access hatch, double glazed windows to both sides elevations, plumbing for washing machine, electric hob with oven under and extractor hood over, integrated fridge and freezer. Door to the side elevation accessing the courtyard style garden.

### ON THE FIRST FLOOR

On the first floor the landing gives way to two bedrooms and a bathroom, window to the side elevation and loft access hatch.

### BEDROOM ONE

14'7" max x 13'5" min x 11'11" (4.45 max x 4.09 min x 3.63)

uPVC double glazed window to the front elevation, radiator and fitted wardrobe / cupboards.

### BEDROOM TWO / STUDY / COT ROOM

6'7" x 5'0" (2.01 x 1.52)

This room is ideally suited to a study or cot room, double glazed skylight window and radiator.

### RE-FITTED BATHROOM

The bathroom is fitted with a white three piece suite comprising; panel bath with shower over and shower screening, low flush w.c., wash hand basin set to a vanity unit, airing cupboard. Double glazed opaque glass window to the side elevation.

### OUTSIDE

The cottage enjoys a set back position from the road and has access to a fore garden which also accommodates parking.

To the rear of the property there is an enclosed courtyard style garden with gated access leading to brick out stores including a high flush w.c and further gated access to the side with a right of way accessing the front.



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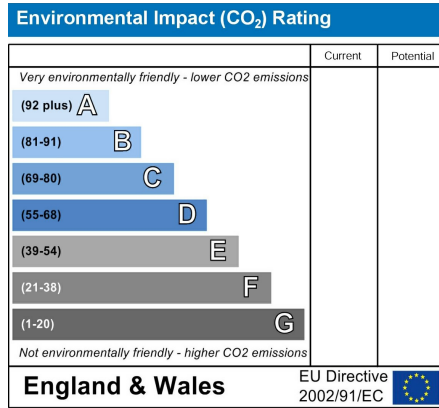
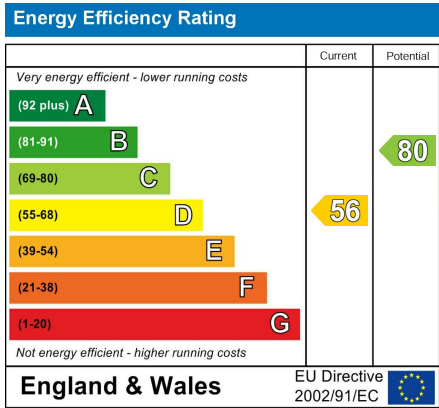
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### Fixture & Fittings

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

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### 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

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

## Thinking of Selling?

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