

Sinclair



2 Hickling Drive, Sileby, Leicestershire, LE12 7PA

£325,000

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Property at a glance

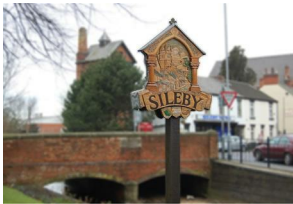
- Pleasant Cul De Sac Location
- Private Rear Garden
- Conservatory / Garden Room
- Council Tax Band*: D
- Three Bedrooms
- Ample Parking & Garaging
- G. C. Heating / Double Glazing
- Price: £325,000

Overview

Occupying a pleasant position on this small cul de sac this three bedroomed detached bungalow benefits from gas central heating and double glazing and in brief comprises: porch, main hallway, living room with access to a separate dining room, fitted kitchen, three bedrooms, shower room and an inner hallway leading to a conservatory / garden room. Outside there is generously proportioned frontage with ample parking, garaging and an enclosed and private mature garden to the rear. 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 through to the entrance porch.

ENTRANCE PORCH

The entrance porch has a further entrance door through to the main hall.

HALLWAY

The hallway has a radiator and access to the living room (dining room off), fitted kitchen, two bedrooms, bathroom, cloaks cupboard and airing cupboard. A further door accessing an inner hallway which in turn leads to a third bedroom and conservatory / garden room.

LIVING ROOM

16'1" x 11' (4.90m x 3.35m)

(To the side of chimney breast)

Double glazed windows to the front and side elevations, feature fireplace with raised hearth, matching back, wooden sides and over mantel and a coal effect electric fire. Radiator and open access to the dining room.

DINING ROOM

10' x 8'10" (3.05m x 2.69m)

Double glazed window to the front elevation, radiator and serving hatch through to the fitted kitchen

FITTED KITCHEN

10'1" x 10'1" (3.07m x 3.07m)

The kitchen is 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 wood effect work surface and tiled surround. Under unit lighting, gas and electric cooker point with extractor fan over with plumbing for washing machine and under unit space for two further kitchen appliances. Double glazed window to the side elevation and uPVC double glazed door to the side elevation.

BEDROOM ONE

11'2" x 10'8" (3.40m x 3.25m)

(Including bedroom furniture)

Double glazed window to the rear elevation, radiator, a range of fitted bedroom furniture including wardrobe / cupboards, bedside cabinets and overhead storage.

BEDROOM THREE

8' x 7'3" (2.44m x 2.21m)

Double glazed window to the side elevation. Radiator.

BATHROOM

The bathroom is fitted with a three piece suite comprising: panel bath with shower over and shower screening, low flush WC, pedestal wash hand basin, tiled walls and tiled flooring. Two double glazed opaque glass window to the side elevation. Radiator.

BEDROOM TWO

9' x 7'3" (2.74m x 2.21m)

(To the front of wardrobes / cupboards)

Double glazed window to the rear elevation, radiator and a range of fitted wardrobe / cupboards.

CONSERVATORY / GARDEN ROOM

8'1" x 19'6" (2.46m x 5.94m)

The conservatory / garden room is set to the rear of the bungalow with a pleasant outlook over the rear garden. There is a brick built base and is of uPV double glazed construction, radiator and double glazed sliding doors accessing the rear garden. Personal access door to the garage.

GARAGE

16'9" x 8'2" (5.11m x 2.49m)

The garage has an up and over door, electric light and power. uPVC double glazed window to the rear elevation.

OUTSIDE

The property occupies a pleasant position to the cul de sac with a fore garden and driveway providing ample off road car standing. The driveway continues to the garage and there is side access leading to the rear garden.

The rear garden is mature, enclosed and private with a variety of plants, shrubs, block paved pathways and slabbed patio areas. There is timber screen fencing, greenhouse and timber built shed.



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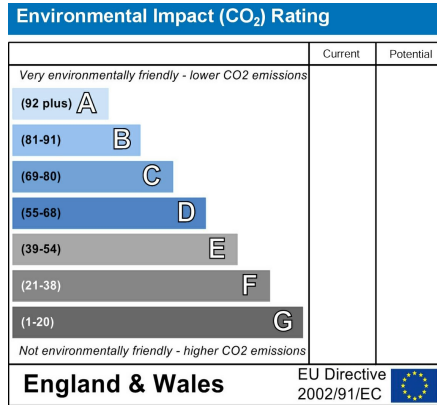
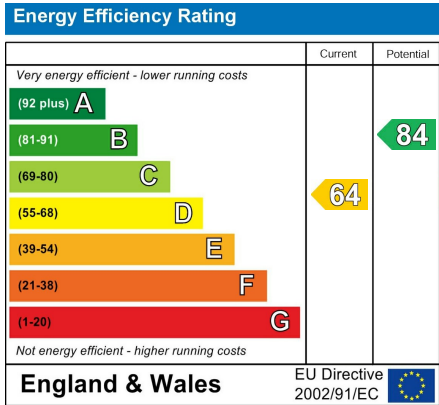


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These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make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

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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

It should be noted by prospective Purchasers that the property is currently going through Probate and an exchange and completion will not be possible until Probate has been Granted.

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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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