



Sinclair



18 Wards Crescent, Sileby, Leicestershire, LE12 7QF

New Price £215,000

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

## Property at a glance

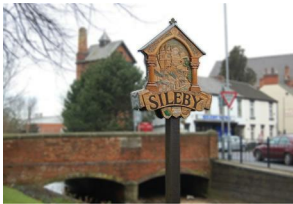
- Well Proportioned Semi Detached
- Worcester Combination Boiler
- Garaging
- Council Tax Band\*: B
- 3 Double Bedrooms
- Conservatory
- Contemporary 4 Piece Bathroom
- Suite: £215,000

## Overview

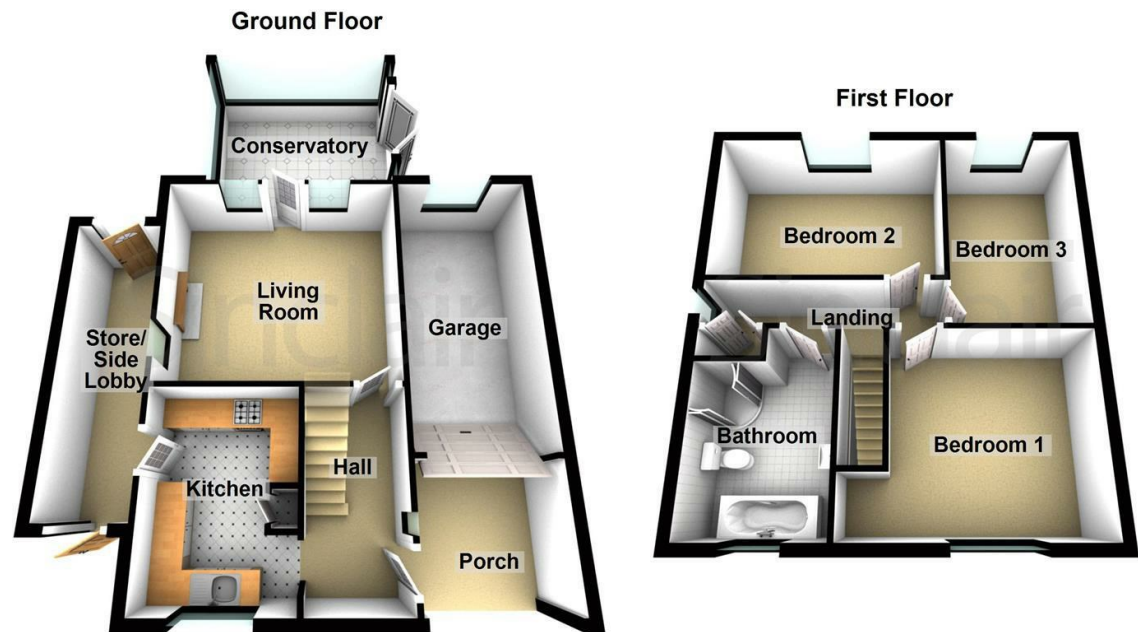
A well proportioned three double bed roomed semi detached residence benefiting from uPVC double glazing and a Worcester combination gas boiler. The accommodation comprises: reception hall, fitted kitchen, living room, conservatory and a useful side covered storage area. On the first floor a landing gives way to three double bedrooms and a bathroom fitted with a contemporary white four piece suite. Outside there is a front garden, driveway providing part covered off road parking and access to the garage. To the rear of the property is an enclosed mature garden.

## 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 adjacent double glazed opaque glass window through to the reception hall.

### RECEPTION HALL

The reception hall has stairs accessing the first floor with storage area, radiator, wood effect laminate flooring, uPVC double glazed window to the front elevation and access to the living room and fitted kitchen.

### LIVING ROOM

13'7" x 12'6" (4.14m x 3.81m)  
(To the side of chimney breast)

Feature fireplace with raised marble hearth, matching back, fire surround with an inset coal effect gas fed fire, continued wood effect laminate flooring from the hallway, door with adjacent windows through to the conservatory.

### CONSERVATORY

11'8" x 9'2" (3.56m x 2.79m)

The conservatory has a brick built base and is of uPVC double glazed construction with windows overlooking the garden, pitched roof and uPVC double glazed double doors to the side elevation.

### FITTED KITCHEN

11'4" x 7'4" (3.45m x 2.24m)

The kitchen has a single drainer stainless steel sink unit with mixer tap over and cupboards under, fitted gloss units to the wall and base with chrome bar handles, roll edge work surface and tiled surround. Electric hob with stainless steel extractor canopy hood over and oven under, integrated fridge, freezer, washing machine and dishwasher. Radiator, uPVC double glazed window to the front elevation, continued wood effect laminate flooring from the hallway and door to the side elevation accessing a covered storage area.

### COVERED STORAGE AREA

16'8" x 4'4" (5.08m x 1.32m)

The covered storage area has uPVC double glazed doors to the front and rear elevations and tiled flooring.

### ON THE FIRST FLOOR

On the first floor a landing gives way to three double bedrooms, bathroom fitted with a contemporary white four piece suite, uPVC double glazed window to the side elevation, loft access hatch and a built-in storage cupboard housing the combination Worcester gas fed boiler.

### BEDROOM ONE

11'5" x 10'9" (3.48m x 3.28m)  
(Not including recess)

uPVC double glazed window to the front elevation, radiator and a recess storage area.

### BEDROOM TWO

13'6" x 9'4" (4.11m x 2.84m)

uPVC double glazed window to the rear elevation overlooking the garden. Radiator.

### BEDROOM THREE

12'6" x 7'7" (3.81m x 2.31m)

uPVC double glazed window to the rear elevation overlooking the garden. Radiator.

### BATHROOM

The bathroom has been refitted with a contemporary white four piece suite comprising: double ended panel bath with feature floor standing chrome mixer shower tap, low flush WC, corner shower cubicle with thermostatic shower and a vanity unit surmounted by a wash hand basin with chrome mixer tap over and cupboard under, heated chrome towel rail and uPVC double glazed opaque glass window to the front elevation.

### OUTSIDE

To the front of the property there is a walled boundary with fore garden, driveway providing off road car standing and a covered half carport area with door accessing the property and access to the garage.

The rear garden is mature with a variety of plants shrubs and trees. The garden is laid mainly to lawn with walled and fenced boundaries.

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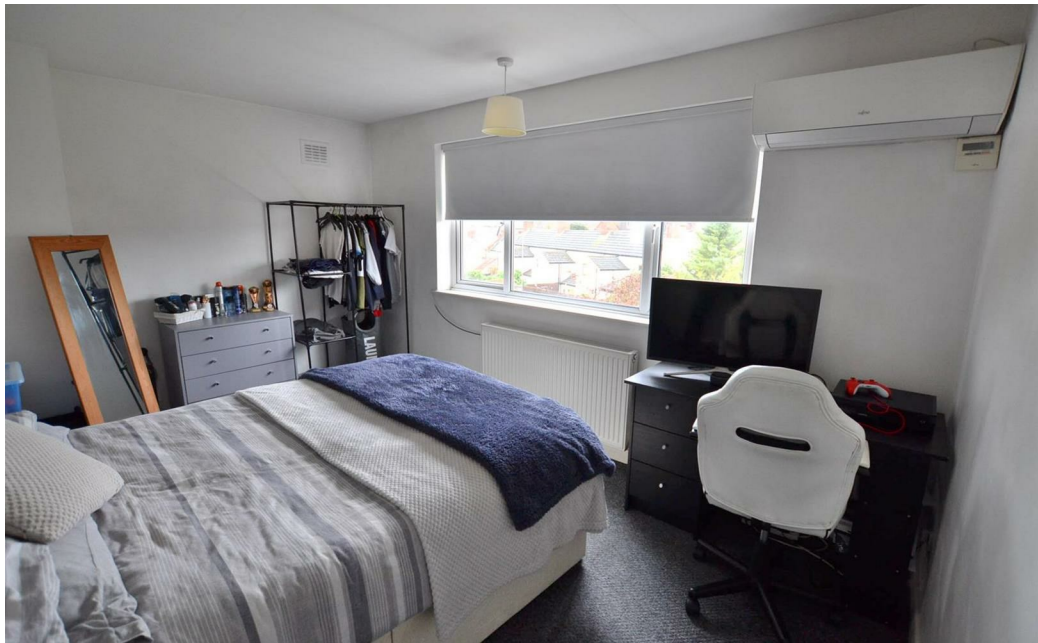






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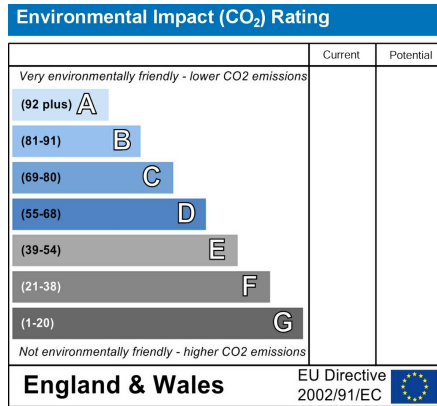
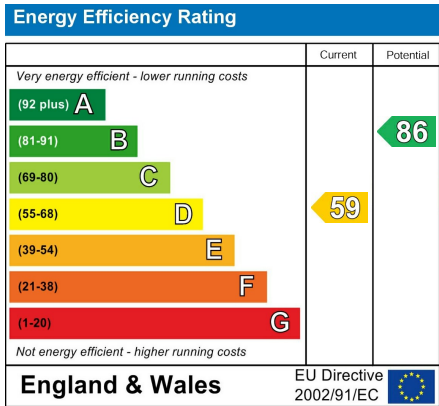






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These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make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

# Sinclair

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15 High Street, Sileby, Leicestershire, LE12 7RX  
 Tel: 01509 812777  
 Email: [sileby@sinclairestateagents.co.uk](mailto:sileby@sinclairestateagents.co.uk)