



Sinclair



19 Jubilee Avenue, Sileby, Leicestershire, LE12 7TH

New Price £210,000

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

## Property at a glance

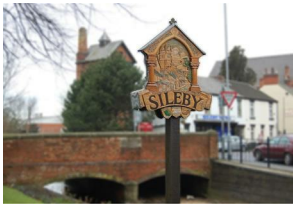
- Bay fronted Residence
- UPVC Double Glazing
- Generously Sized Garden
- Council Tax Band\*: B
- Traditionally Styled
- Gas Central Heating
- Ideal Family Home
- Price: £210,000

## Overview

This well proportioned and traditionally styled bay fronted family home benefits from uPVC double glazing and gas central heating and in brief comprises: entrance hall, living room, fitted dining kitchen and on the first floor a landing gives way to three bedrooms and a bathroom. The rear garden is a particular feature of sale being generously proportioned and mature with hedged boundaries, private rear aspect and outside brick stores.

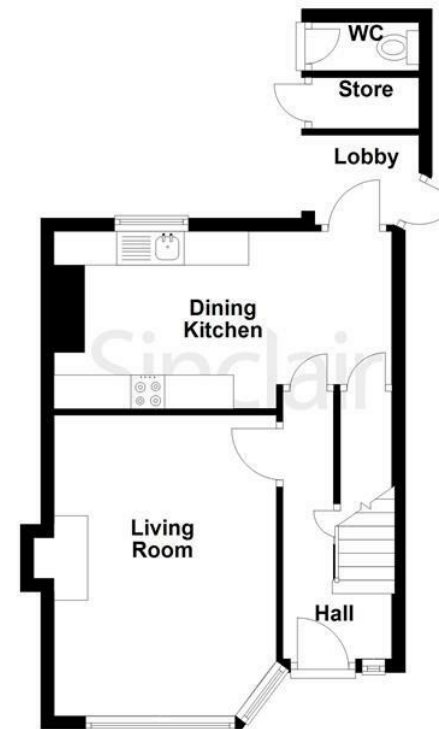
## Location\*\*

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

Open storm porch and uPVC double glazed entrance door with adjacent matching windows through to the entrance hall.

### ENTRANCE HALL

The entrance hall has a balustrade staircase accessing the first floor, picture railing, cloaks hanging space, radiator, under stair storage cupboard and doors accessing the living room and fitted dining kitchen.

### LIVING ROOM

11'6" x 10'11" (3.51m x 3.33m)

(To the side of chimney breast and not including bay window)

uPVC double glazed half bay window to the front elevation, central fireplace with raised hearth and brick surround with over mantel and display plinth. Picture rail and radiator.

### FITTED DINING KITCHEN

16'11" x 10'4" max x 7'1" min (5.16m x 3.15m max x 2.16m min)

Single drainer stainless steel sink unit with chrome taps over and cupboard under, fitted units to the wall and base, roll edge work surface and tiled surround. Gas hob with oven under, space for a tall standing fridge freezer, plumbing for washing machine and under unit space for a tumble dryer. Wall mounted Baxi gas fed boiler and uPVC double glazed window to the rear elevation overlooking the garden.

To the dining area there is picture railing, under stair storage cupboard / pantry and uPVC double glazed window to the rear elevation.

### ON THE FIRST FLOOR

On the first floor a landing area gives way to three bedrooms and a bathroom. Loft access hatch.

### BEDROOM ONE

11'8" x 10'8" (3.56m x 3.25m)

(To the side of chimney breast and not including bay window)

uPVC double glazed half bay window to the front elevation. Radiator.

### BEDROOM TWO

10'3" x 9'8" (3.12m x 2.95m)

(To the front of chimney breast)

uPVC double glazed window to the rear elevation overlooking the garden, radiator and built-in cupboard.

### BEDROOM THREE

7'8" x 6'8" (2.34m x 2.03m)

uPVC double glazed window to the front elevation. Radiator.

### BATHROOM

The bathroom is fitted with a white cast iron bath with chrome taps and shower over, low flush WC, pedestal wash hand basin, tiled splash backs, uPVC double glazed opaque glass window to the rear elevation and radiator.

### OUTSIDE

To the front of the property there is hard standing and gated side access leading to the rear.

The rear garden is a particular feature of sale being generously proportioned with a private rear aspect. Slabbed patio area with central steps leading to a low maintenance garden with gravelled stone and artificial grass. Stepping stone pathway via hedged boundaries to a timber built shed and further access to more garden space with an additional timber built shed.



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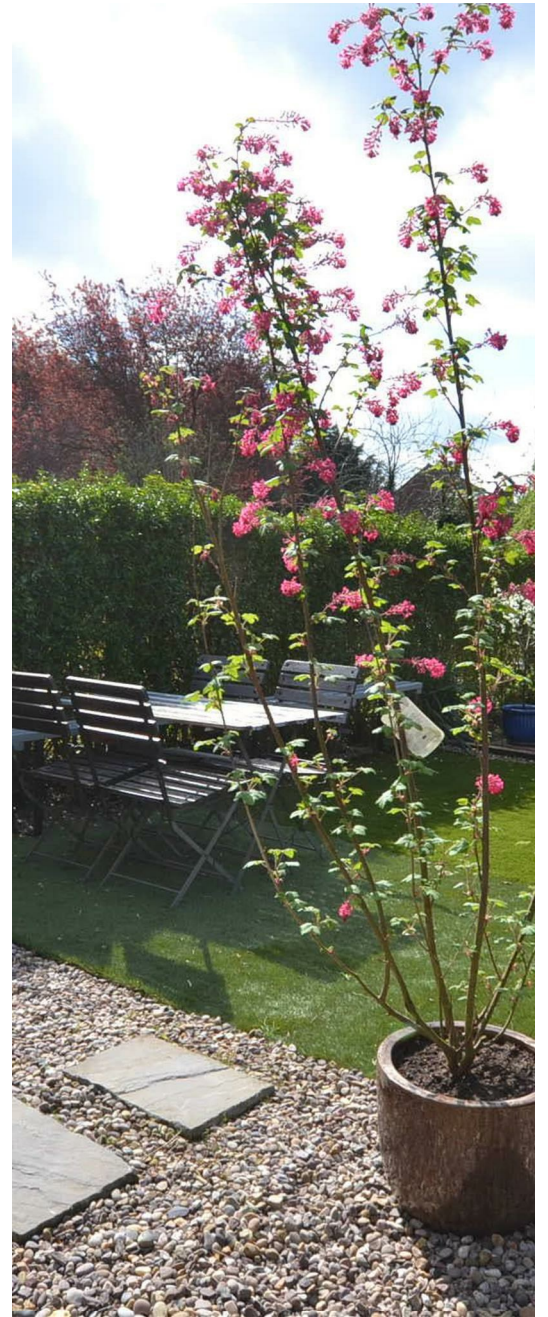
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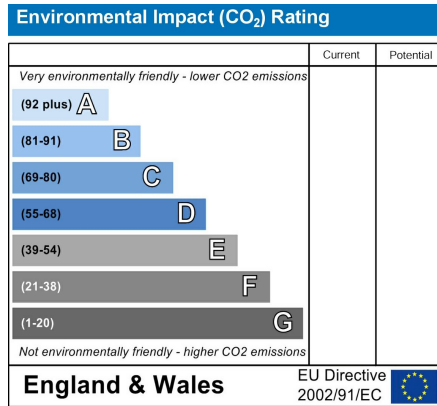
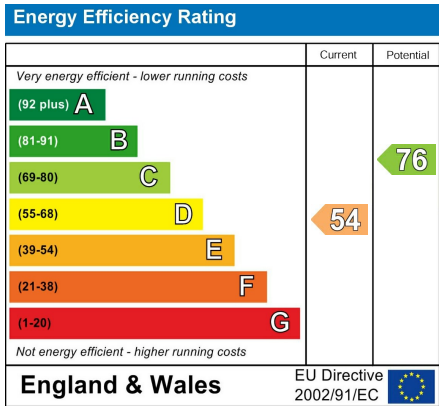
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### Fixture & Fittings

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

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