



Sinclair



159 Charles Street, Sileby, Leicestershire, LE12 7SH

New Price £234,950

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Property at a glance

- Popular Residential Location
- Three Bedrooms
- Useful Garden Room
- Council Tax Band*: B
- Combination Gas Boiler
- Driveway & Garaging
- Downstairs WC
- Price: £234,950

Overview

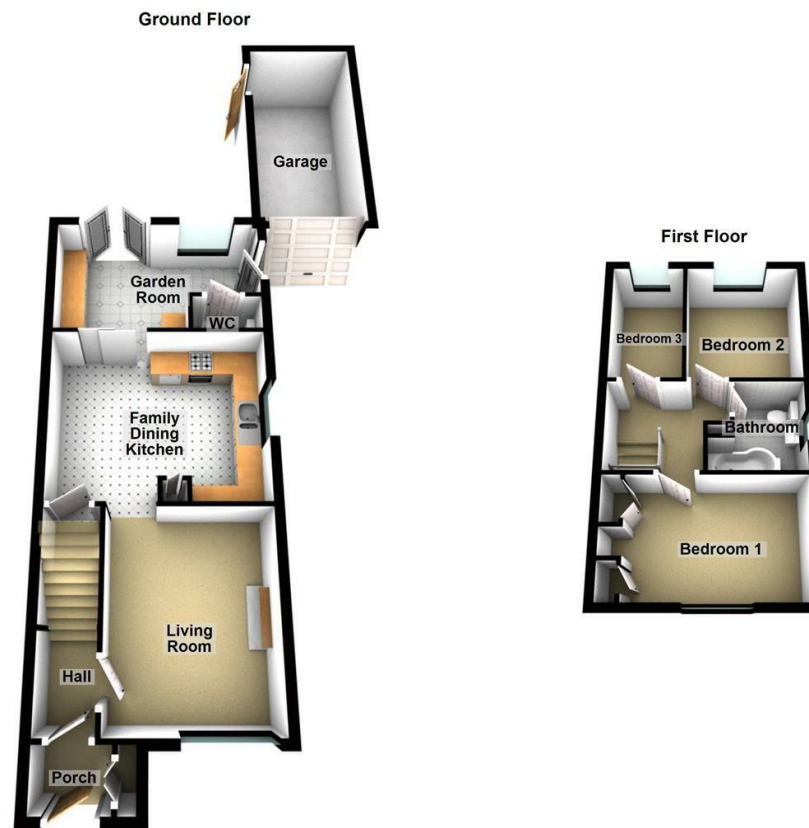
Situated on the popular residential location this family home in brief comprises: porch, entrance hall, living room, open plan family dining kitchen and a rear garden room with downstairs WC. On the first floor a landing gives way to three bedrooms and a bathroom fitted with a white three piece suite. Outside there are gardens to the front and rear, a driveway providing parking and garage.

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 cloaks recess storage area with cupboards under and door accessing the inner hall.

INNER HALL

The inner hall has stairs accessing the first floor and door through to the main living room.

MAIN LIVING ROOM

13' x 11'1" (3.96m x 3.38m)

uPVC double glazed window to the front elevation, radiator, feature fireplace with inset life flame gas fed fire, wooden sides and over mantel. Open access to the open plan family dining kitchen.

FAMILY DINING KITCHEN

14'1" x 11'7" (4.29m x 3.53m)

The kitchen area has a one and a half bowl single drainer stainless steel sink unit with chrome mixer tap over and cupboards under. There is a range of fitted units to the wall and base, roll edge work surface and tiled surround, stainless steel gas hob with extractor fan over and oven under, plumbing for washing machine, plumbing for dishwasher, concealed combination gas fed boiler, housing to accommodate a fridge freezer.

To the dining area there is a radiator, door accessing a generously proportioned under stair storage cupboard with electric power points. Double glazed sliding door accessing a rear garden room.

GARDEN ROOM

The main area is 8'7" x 8'. Section two 4'10" x 4'9".

This room would lend itself to a number of uses currently used for additional storage but could be utilised as a separate utility room and benefits from uPVC double glazed window to the rear elevation overlooking the garden and double glazed double doors accessing the garden. Ceramic tiled flooring, uPVC double glazed door accessing the side driveway and garage and door accessing the refitted downstairs WC.

DOWNSTAIRS WC

The downstairs WC is fitted with a white two piece suite comprising: low flush WC and corner wash hand basin with chrome mixer tap.

ON THE FIRST FLOOR

On the first floor a landing gives way to three bedrooms and a family bathroom fitted with a modern white three piece suite. Loft access hatch.

BEDROOM ONE

11'2" x 8'6" (3.40m x 2.59m)

(To the front of wardrobe / cupboards)

uPVC double glazed window to the front elevation, radiator and a range of fitted wardrobe / cupboards offering ample storage with a recessed dressing station area.

BEDROOM TWO

9'2" x 8'5" (2.79m x 2.57m)

uPVC double glazed window to the rear elevation. Radiator.

BEDROOM THREE

9'2" x 5'4" (2.79m x 1.63m)

uPVC double glazed window to the rear elevation. Radiator.

FAMILY BATHROOM

The family bathroom is fitted with a white three piece suite comprising: P shaped shower panelled bath with centre mounted chrome mixer taps and thermostatic shower over with drencher shower head and an additional shower head and hose. There is a vanity unit surmounted by a wash hand basin with chrome mixer tap over and cupboards under, low flush WC, heated chrome towel rail, uPVC double glazed opaque glass window to the side elevation and a useful built in storage cupboard.

OUTSIDE

To the front of the property is a driveway providing off road car standing which continues to the side of the property which in turn leads to the garage.

The garage is detached with an up and over door and personal access door to the side elevation.

The rear garden has slabbed patio areas, a grassed area and further play area and timber built shed to the rear of the plot.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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



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