

Sinclair



14 Collingwood Drive, Sileby, Leicestershire, LE12 7NT

Asking Price £255,000

01509 812777 sinclairestateagents.co.uk

Property at a glance

- Extended family Home
- Three Bedrooms
- uPVC D.Glazing & G.C.Heating
- Council Tax Band*: D
- Detached
- No Upward Chain
- Private Rear Garden
- Price: £255,000

Overview

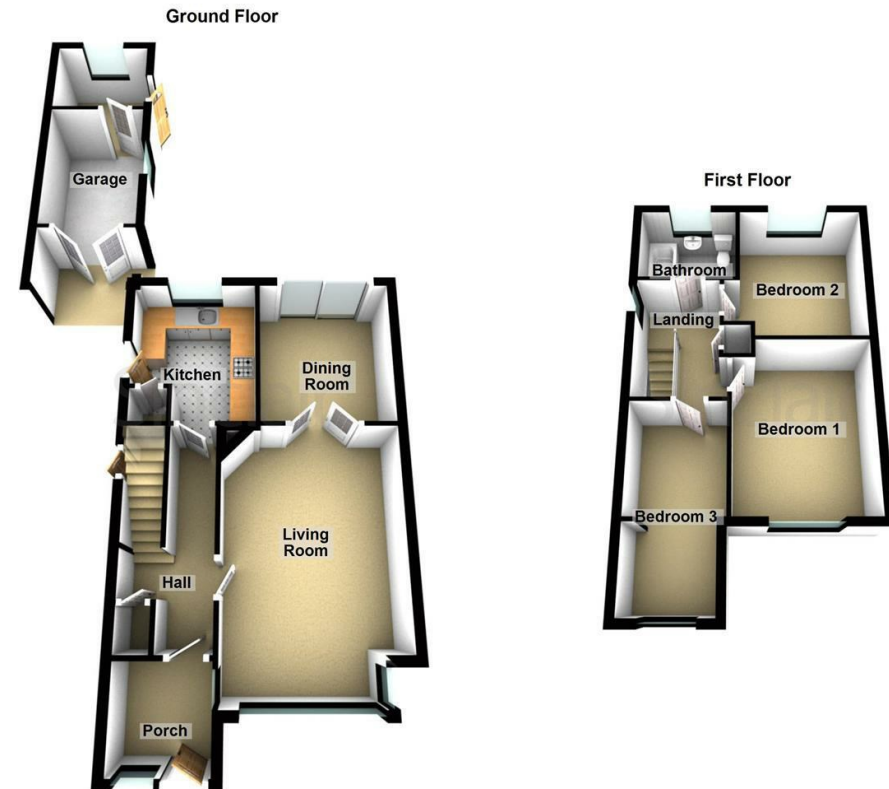
This three bedroom detached family home enjoys the benefit of a two storey extension providing a larger third bedroom and porch. The property comes with gas central heating and wood effect uPVC double glazing and comprises; porch, hallway, living room, separate dining room and fitted kitchen; on the first floor the landing gives way to three bedrooms and family bathroom. Outside there is a driveway for off road parking and garaging. There is an enclosed private garden to the rear.

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.



14 Collingwood Drive, Sileby, Leicestershire, LE12 7NT

Sinclair

Detailed Accommodation

uPVC double glazed wood effect entrance door and adjacent matching window through to the entrance porch.

ENTRANCE PORCH

The entrance porch has cloaks hanging space and door accessing the entrance hall.

ENTRANCE HALL

The entrance hall has stairs accessing the first floor, built-in cloaks and meter cupboard. Radiator and doors accessing the living room and fitted kitchen.

LIVING ROOM

16'3" x 11'1" (4.95m x 3.38m)

The living room has wood effect uPVC double glazed bay window to the front elevation, radiator, wood effect flooring, gas life flame fire to the chimney breast and double doors with inset multi pane windows through to the separate dining room.

SEPARATE DINING ROOM

9'7" x 8'8" (2.92m x 2.64m)

Double glazed sliding patio doors over looking and accessing the garden, radiator and wood effect laminate flooring.

FITTED KITCHEN

7'7" x min x 9'8" max x 8'1" (2.31m x min x 2.95m max x 2.46m)

The kitchen is fitted with a single drainer stainless steel sink unit with mixer tap over and cupboards under, fitted units to the wall and base, roll edge work surface and tiled surround, gas hob with oven under and extractor fan over. Integrated freezer, plumbing for washing machine and plumbing for dishwasher. uPVC double glazed wood effect window to the rear elevation overlooking the garden, built-in pantry store and uPVC double glazed door with inset opaque glass window to the side elevation.

ON THE FIRST FLOOR

On the first floor a landing gives way to three bedrooms and a family bathroom. Loft access hatch and airing cupboard housing the combination gas fed boiler. Wood effect uPVC double glazed window to the side elevation.

BEDROOM ONE

12'10" x 9'10" (3.91m x 3.00m)

Wood effect uPVC double glazed window to the front elevation. Radiator.

BEDROOM TWO

10'10" x 9'6" (3.30m x 2.90m)

Wood effect uPVC double glazed window to the rear elevation with views across the village. Radiator.

BEDROOM THREE

14'1" x 7'1" max x 5'8" min (4.29m x 2.16m max x 1.73m min)

Forming part of the extension this well proportioned third bedroom has a wood effect uPVC double glazed window to the front elevation. Radiator.

FAMILY BATHROOM

The bathroom is fitted with a panel bath with chrome telephone style mixer shower tap over, low flush WC and pedestal wash hand basin. Tiled splash backs, radiator and wood effect uPVC double glazed opaque glass window to the side elevation.

OUTSIDE

To the front of the property is a block paved driveway providing off road car standing with adjacent shaped lawn. Double gated access to the side of the property with continued off road parking leading to a covered area with double doors accessing the brick built garage and open access to the rear garden.

The rear garden has a slabbed patio area and garden beyond with private rear tree lined aspect.

The garage has electric light and power. Section one 11'11" x 9'. Partition and separate access to section two. Section two: 9' x 7'4". Personal access door to the side elevation.



14 Collingwood Drive, Sileby, Leicestershire, LE12 7NT

Sinclair



14 Collingwood Drive, Sileby, Leicestershire, LE12 7NT

Sinclair



14 Collingwood Drive, Sileby, Leicestershire, LE12 7NT

Sinclair

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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

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.

Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found at www.sinclairestateagents.co.uk/referral-fee-disclosure

Sinclair

Thinking of Selling?
For a free valuation of your property with no obligation
call Sinclair on 01509 812777



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

15 High Street, Sileby, Leicestershire, LE12 7RX

Tel: 01509 812777

Email: sileby@sinclairestateagents.co.uk