



Sinclair



17 Jubilee Avenue, Sileby, Leicestershire, LE12 7TH

£245,000

01509 812777 sinclairestateagents.co.uk

Property at a glance

- Undergoing Full Refurbishment
- NEW Central Heating
- NEW Electrics
- NEW Windows
- NEW Kitchen & Bathroom
- No Upward Chain
- Council Tax Band*: B
- Price: £245,000

Overview

This THREE BEDROOM traditionally styled bay fronted end property is UNDERGOING FULL REFURBISHMENT including NEW ELECTRICS with USB points to plug sockets, NEW CENTRAL HEATING, NEW WINDOWS. The property will be re-plastered and decorated throughout, NEW KITCHEN DINER AND BATHROOM. The property would ideally suit the first time buyer or family with a GENEROUSLY PROPORTIONED GARDEN and ready to move into accommodation once completed.

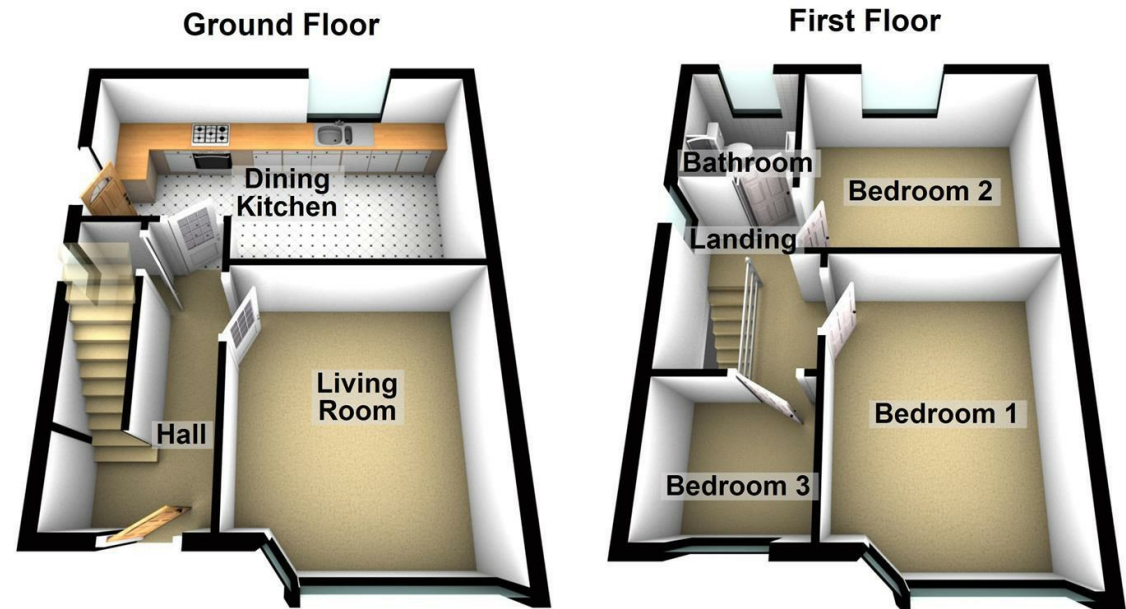
Special note to Purchasers: Purchaser to choose carpet and colour from range supplied by the Vendor.

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

STORM PORCH

uPVC double glazed entrance door through to the reception hall.

RECEPTION HALL

The reception hall has stairs accessing the first floor with an under stair cupboard and contemporary styled doors accessing the living room and family dining kitchen.

LIVING ROOM

13'10" x 11'11" (4.22m x 3.63m)

(Into bay window and to the side of chimney breast)

uPVC double glazed window to the front elevation, radiator, TV aerial and sockets to accommodate a wall mounted TV. Inset spotlights to ceiling.

DINING KITCHEN

16' max x 11'7" min x 9'11" (4.88m max x 3.53m min x 3.02m)

(To the front of chimney breast)

Single drainer stainless steel sink unit with mixer tap over and cupboards under, fitted units to the wall and base, roll edge work surface, gas hob with oven under and extractor fan over, wall mounted and concealed gas combination boiler, integrated fridge, freezer and dishwasher. There is plumbing for washing machine and contemporary styled wall mounted radiator.

ON THE FIRST FLOOR

On the first floor a landing gives way to three bedrooms and a fitted shower room, uPVC double glazed opaque glass window to the side elevation and a loft access hatch.

BEDROOM ONE

14'1" x 10'7" (4.29m x 3.23m)

(Into bay window)

uPVC double glazed bay window to the front elevation, radiator, TV aerial and sockets to accommodate a wall mounted TV. Inset spotlights to ceiling.

BEDROOM TWO

11'7" x 10' (3.53m x 3.05m)

(To the side of chimney breast)

uPVC double glazed window to the rear elevation overlooking the garden, radiator, aerial and sockets to accommodate a wall mounted TV.

BEDROOM THREE

6'8" x 6'4" (2.03m x 1.93m)

uPVC double glazed window to the front elevation. Radiator.

SHOWER ROOM

The shower room has been refitted with a white contemporary three piece suite comprising: shower cubicle with thermostatic shower and drencher shower head over and additional shower head and hose. Low flush WC, pedestal wash hand basin with chrome mixer tap and tiled splash backs. Heated chrome towel rail and uPVC double glazed opaque glass window to the rear elevation.

OUTSIDE

To the front of the property is a slabbed fore garden with side access leading the rear.

The rear garden is a particular feature of sale and size being well proportioned having fenced and hedged boundaries and laid mainly to grass.

SPECIAL NOTE TO PURCHASERS

Buyer to choose carpet and colour from range supplied by the Vendor.



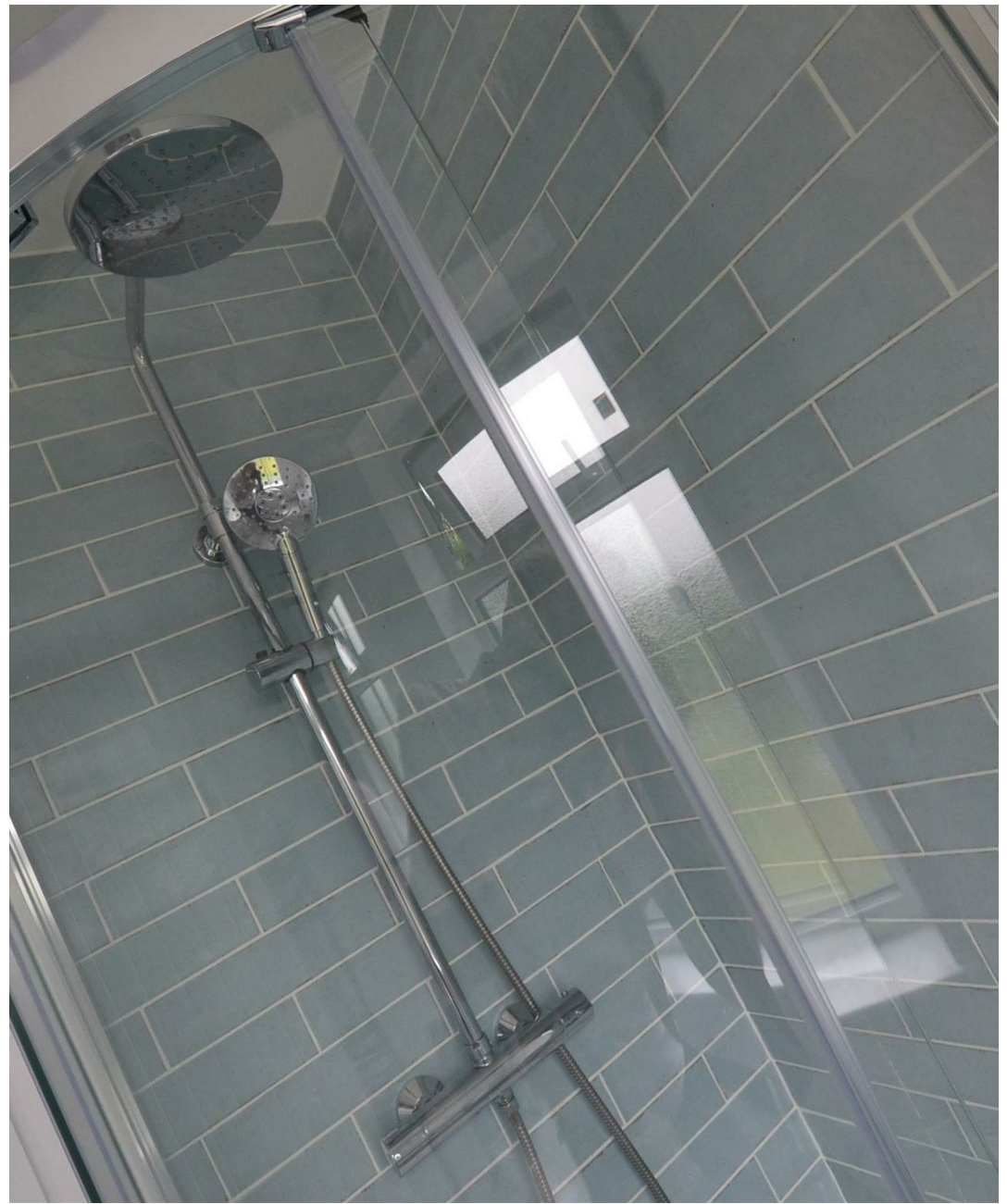
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	65	
(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

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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

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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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15 High Street, Sileby, Leicestershire, LE12 7RX
Tel: 01509 812777

Email: sileby@sinclairestateagents.co.uk