



Sinclair

1c Greedon Rise, Sileby, Leicestershire, LE12 7TE

New Price £269,950

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Property at a glance

- Brand New Build
- Master En-Suite
- Downstairs WC
- Council Tax Band*: New Build
- Three Bedrooms
- Two Reception Rooms
- No Upward Chain.
- Price: £269,950

Overview

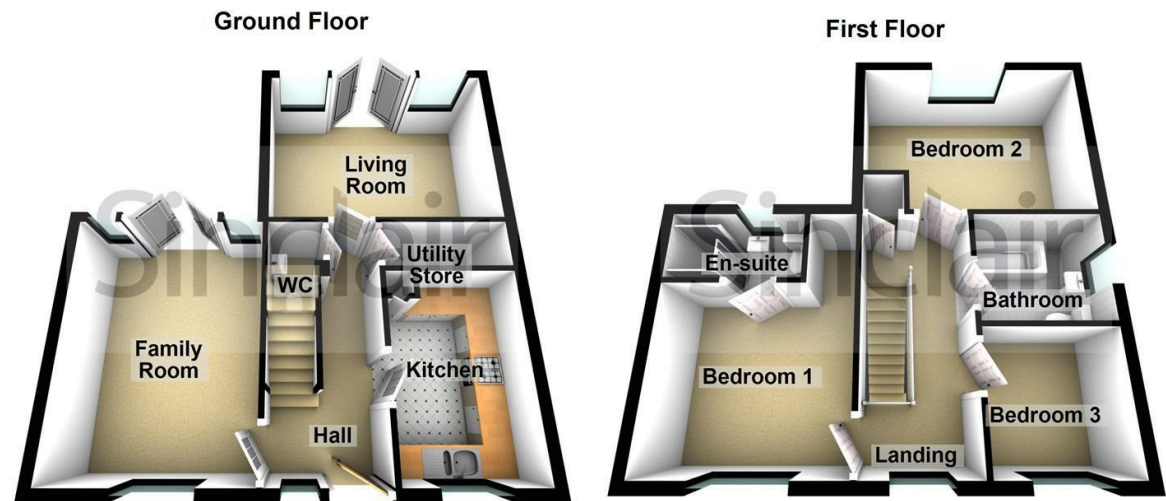
This newly built three bedroom detached family home is located with ease of access to the local primary Schools, village centre, amenities and train station. The accommodation in brief comprises: reception hall, fitted kitchen with integrated appliances, living room, second reception room (dining room or additional family / sitting room), downstairs cloakroom / WC and a store / utility area. On the first floor an open landing gives way to three bedrooms (with en-suite to the master), a family bathroom and store cupboard. Outside there is a full width driveway providing parking, there is a garden to the rear with timber decking and lawned areas. Offered with no upward chain.

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 with inset opaque and double glazed window through to the reception hall.

RECEPTION HALL

The reception hall has balustrade staircase accessing the first floor, laminate flooring, radiator and contemporary doors with chrome handles accessing the downstairs cloakroom / WC, storage / utility area, fitted kitchen with integrated appliances, living room and separate dining room.

DOWNSTAIRS CLOAKROOM / WC

The downstairs cloakroom / WC is fitted with a modern white two piece suite comprising: low flush WC, vanity units surmounted by a wash hand basin with chrome mixer tap over and cupboard under. Radiator and part tiled walls.

FITTED KITCHEN

12'6" x 7'2" (3.81m x 2.18m)

The kitchen is fitted with a one and a half bowl single drainer sink unit with swan neck style mixer tap over and cupboards under, range of fitted units to the wall and base with chrome bar handles, marble effect work surface and complimentary tiled surround, range of integral appliances including electric hob with oven under and extractor fan over, fridge, freezer and dishwasher. There is laminate flooring, uPVC double glazed window to the front elevation, inset spotlights to ceiling and radiator.

LIVING ROOM

13'11" x 10'8" (4.24m x 3.25m)

The living room enjoys uPVC double glazed double doors and adjacent picture windows to the rear elevation overlooking the garden bringing plenty of natural light to the space, radiator, laminate flooring, power points and cabling to accommodate a wall mounted TV.

RECEPTION ROOM TWO

14'4" x 10'10" (4.37m x 3.30m)

This flexible reception room could be utilised for a number of uses including separate dining room, additional family / sitting room. uPVC double glazed patio doors and adjacent picture windows to the rear elevation accessing the timber decking seating area, radiator and uPVC double glazed window to the front elevation.

STORE / UTILITY AREA

The store / utility area has a radiator, plumbing for washing machine and wall mounted combination gas fed boiler.

ON THE FIRST FLOOR

On the first floor a spacious landing area has balustrade handrail and contemporary doors with chrome handles accessing three bedrooms (with en-suite to the master) and a family bathroom. Radiator, uPVC double glazed window to the front elevation, loft access hatch and storage cupboard.

MASTER BEDROOM

10'10" x 9'11" (3.30m x 3.02m)

(Not including recessed area)

uPVC double glazed window to the front elevation, radiator, a recessed area which could be utilised as wardrobe space and door accessing the en-suite shower room.

EN-SUITE SHOWER ROOM

The en-suite shower room has a shower cubicle with thermostatic shower and glass sliding door screening, low flush WC, vanity units surmounted by a wash hand basin with chrome mixer tap over and cupboards under, heated chrome towel rail, part tiled walls and splash backs and uPVC double glazed opaque glass window to the rear elevation.

BEDROOM TWO

14' x 10'8" (4.27m x 3.25m)

Two uPVC double glazed windows to the rear elevation. Radiator.

BEDROOM THREE

8'3" x 7'6" (2.51m x 2.29m)

uPVC double glazed window to the front elevation. Radiator.

FAMILY BATHROOM

The family bathroom is fitted with a white modern three piece suite comprising: panel bath with chrome mixer tap with shower over and shower screening. Low flush WC, vanity unit surmounted by a wash hand basin with chrome mixer tap over and cupboards under. Tiled splash backs, part tiled walls, heated chrome towel rail and uPVC double glazed opaque glass window to the side elevation.

OUTSIDE

To the front of the property there is a block paved driveway to the full width of the plot providing ample parking. There are gates providing side access to the rear.

To the rear there is a timber decking area surrounding the rear of the property and a garden laid mainly to lawn beyond. Timber screen fencing to the boundaries.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(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	

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* 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.

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