

A two-story brick house with a white garage door and a large tree in the front garden. The house has a brown tiled roof and white window frames. A large, leafy tree is in the front garden, and a paved driveway leads to the garage. The house is surrounded by greenery and a clear sky.

Sinclair

23 Herrick Close, Sileby, Leicestershire, LE12 7RL

£400,000

01509 812777 sinclairestateagents.co.uk

Property at a glance

- No Upward Chain
- Open Plan Breakfast Kitchen
- En-Suite Shower Room
- Council Tax Band*: E
- Four Double Bedrooms
- Three Reception Rooms
- Integral Garage & Private Rear Garden
- Price: £400,000

Overview

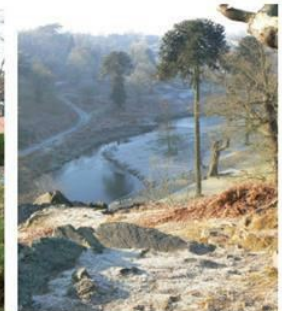
OFFERED WITH NO UPWARD CHAIN. This four bedroom detached family home offers a wealth of internal accommodation to include no less than three reception rooms, an open plan kitchen diner, a ground floor WC and four good sized bedrooms to the first floor including the en-suite and family bathroom respectively. Externally the property benefits from a generous rear garden complimented by a timber decked patio area and to the front a generously proportioned tarmac driveway offers off road parking for multiple vehicles adjacent to a well maintained lawn. Integral 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.



23 Herrick Close, Sileby, Leicestershire, LE12 7RL

Sinclair

Detailed Accommodation

ENTERANCE HALL

Entered through a timber front door with inset semi circular opaque double glazed panel, adjacent timber framed opaque window to the side elevation, inset footwell, timber effect laminate flooring, inset downlights, coving and stairs rising to the first floor.

GUEST CLOAKROOM

A low level push button WC, vanity wash hand basin with tiling to splash prone areas, inset downlights, extractor fan and ceramic tiled flooring.

LOUNGE

11' x 19'2" (3.35m x 5.84m)

(In to bay)

uPVC double glazed bay window to the front elevation, coving and an Inglenook style open fireplace with brick surround, timber mantle and stone hearth.

DINING ROOM

9'6" x 11'2" (2.90m x 3.40m)

Aluminium framed set of patio doors with access to the rear garden. Coving.

BREAKFAST KITCHEN

16' x 10'5" x 14' (4.88m x 3.18m x 4.27m)

Inclusive of a modern range of wall and base units with complimentary roll edge work surfaces, one and a half bowl sink and drainer unit with flexi-hose mixer tap, tiled splash backs, five ring gas hob with extractor hood over, fitted dishwasher, space and plumbing for multiple appliances and including an integrated oven / grill, coving and a breakfast bar peninsular finished in bamboo. The kitchen offers views in to the rear garden by an expansive uPVC double glazed window to the rear and adjacent composite side personal door with inset double glazed panel offering access in to the side courtyard.

PLAYROOM

8' x 15'9" (2.44m x 4.80m)

Two uPVC double glazed windows to the front elevation, coving and timber effect laminate flooring.

ON THE FIRST FLOOR LANDING

Stairs rising to the first floor landing give way to four double bedrooms including the master suite and family bathroom. Coving and a loft hatch with pull down ladder to a boarded loft with shelving and light.

BEDROOM FOUR

8'1" x 10'1" (2.46m x 3.07m)

Currently utilised as a dressing room, the bedroom overlooks the rear garden via a uPVC double glazed window.

BEDROOM THREE

10' x 10'3" (3.05m x 3.12m)

uPVC double glazed window to the rear elevation.

FAMILY BATHROOM

7'2" x 7'9" (2.18m x 2.36m)

This three piece white suite comprises: low level push button WC, pedestal wash hand basin with swan neck mixer tap, P shaped bath with splash screen with thermostatic mixer shower over, ceramic tiled walls and flooring, extractor fan, heated towel rail and inset downlights.

BEDROOM TWO

8'2" x 11'4" (2.49m x 3.45m)

Double fitted sliding wardrobe and uPVC double glazed window to the front elevation.

BEDROOM ONE

12'2" x 11'8" (3.71m x 3.56m)

Two double mirror fronted sliding wardrobes, inset downlights and uPVC double glazed window to the front elevation.

EN-SUITE SHOWER ROOM

This three piece white suite comprises: low level push button WC, vanity wash hand basin with monobloc mixer tap, double walk-in shower enclosure with electric power shower over, inset downlights, extractor fan, ceramic tiled walls and flooring, chrome heated towel rail and opaque uPVC double glazed window to the side elevation.

REAR GARDEN

Enjoying a sunny aspect, a paved seating area with adjacent raised timber decking, a secondary patio area overlooking the well maintained lawn surrounded by a host of mature trees and shrubs with part planted borders surrounded by timber close board panelling. Side gate.

FRONT GARDEN

A double tandem tarmac driveway offers off road parking for multiple vehicles and sits adjacent to a well maintained lawn surrounded by part box hedging and edged with stone shingling, access to the garage and front door beneath the canopy porch.

GARAGE

Up and over door, benefitting from both light and power and timber framed double doors accessing the rear garden.

23 Herrick Close, Sileby, Leicestershire, LE12 7RL

Sinclair



23 Herrick Close, Sileby, Leicestershire, LE12 7RL



23 Herrick Close, Sileby, Leicestershire, LE12 7RL

Sinclair



23 Herrick Close, Sileby, Leicestershire, LE12 7RL





23 Herrick Close, Sileby, Leicestershire, LE12 7RL


Sinclair



23 Herrick Close, Sileby, Leicestershire, LE12 7RL

Sinclair

Energy Efficiency Rating

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

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.

Tenure

We are advised by the vendor(s) that the premises are Freehold

Sinclair

Thinking of Selling?

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



Sinclair

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.

15 High Street, Sileby, Leicestershire, LE12 7RX

Tel: 01509 812777

Email: sileby@sinclairestateagents.co.uk