



Sinclair

14 Melody Drive, Sileby, Leicestershire, LE12 7UT

£247,500

01509 812777 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)



## Property at a glance

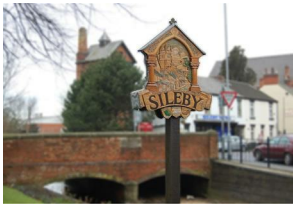
- Three Bedrooms
- Open Plan Kitchen Diner
- Sought After Location
- Council Tax Band\*: C
- En-Suite Shower Room
- Garage
- Modern Throughout
- Price: £247,500

## Overview

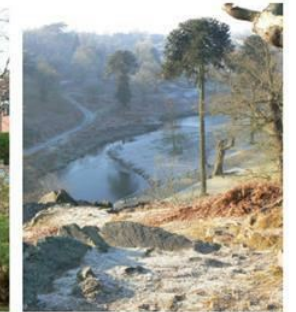
This THREE BEDROOM END TOWNHOUSE comes to the market featuring a host of modern amenities to include a ground floor WC, open plan kitchen diner and a first floor en-suite shower room to say the least. Additional benefits include a bay fronted lounge, garage and a wonderfully maintained sunny aspect rear garden. Featuring a modern yet classical charm throughout the property and would make an ideal first time purchase or family home respectively. Early viewings comes highly advised in order to avoid disappointment.

## 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

### ENTRANCE HALL

Entered through a composite front door with inset opaque double glazed panel and comprising: stairs rising to the first floor and finished in timber effect laminate flooring.

### GUEST CLOAKROOM

Enjoying continued timber effect laminate flooring from the entrance hall and comprising: a low level WC, wall mounted wash hand basin with monobloc mixer taps and tiled splash backs. Opaque uPVC double glazed window to the front elevation offering natural light to the room.

### LOUNGE

12'7" x 17'2" (3.84m x 5.23m)

Featuring a uPVC double glazed bay window to the front elevation and access to the kitchen diner.

### KITCHEN DINER

15'5" x 11'2" (4.70m x 3.40m)

Inclusive of a modern range of wall and base units with complimentary roll edge work surfaces, four ring gas hob with filtration hood over and tiled splash backs. Electric oven / grill, space and plumbing for appliances and under cabinet lights. The kitchen is finished in herringbone effect vinyl floor, under stair storage, a uPVC set of french doors accessing the rear garden and adjacent double glazed window to the rear elevation.

### ON THE FIRST FLOOR

Stairs rising to the first floor landing grant access to the entire first floor accommodation and comprise: a loft hatch with lighting and part-boarded for storage., an airing cupboard which in turns houses the hot water cylinder.

### BEDROOM ONE

8'4" x 12' (2.54m x 3.66m)

uPVC double glazed window to the rear elevation and access to the en-suite shower room.

### EN-SUITE SHOWER ROOM

This three piece white suite comprises: low level WC, wall mounted wash hand basin with monobloc mixer taps, tiled splash backs and a shower enclosure which in turn boasts a thermostatic bar mixer shower tap. The en-suite also features herringbone effect vinyl flooring, extractor fan and opaque uPVC double glazed window to the side elevation.

### BEDROOM TWO

9'2" x 9'1" (2.79m x 2.77m)

uPVC double glazed window to the front elevation and a curtain fronted recess wardrobe with clothes rail.

### BEDROOM THREE

6'8" x 8'5" (2.03m x 2.57m)

Timber effect laminate flooring and uPVC double glazed window to the rear elevation.

### FAMILY BATHROOM

6'1" x 7'5" (1.85m x 2.26m)

This three piece white suite comprises: low level push button WC, vanity wash hand basin with monobloc mixer tap and tiled splash backs, panelled bath with mixer tap, tiled effect vinyl flooring, extractor fan, heated towel rail and an opaque uPVC double glazed window to the front elevation.

### OUTSIDE

#### GARAGE

9' x 17'7" (2.74m x 5.36m)

Benefitting from both light and power, a side personal door and up and over front door.

#### PRIVATE REAR GARDEN

The private rear garden has a paved patio area, a water point and timber close board and fly board fence panelling. Well maintained lawn surrounded by a host of flower beds with pebbled edging and paved walk way to raised timber sleeper flower beds.

#### FRONT GARDEN

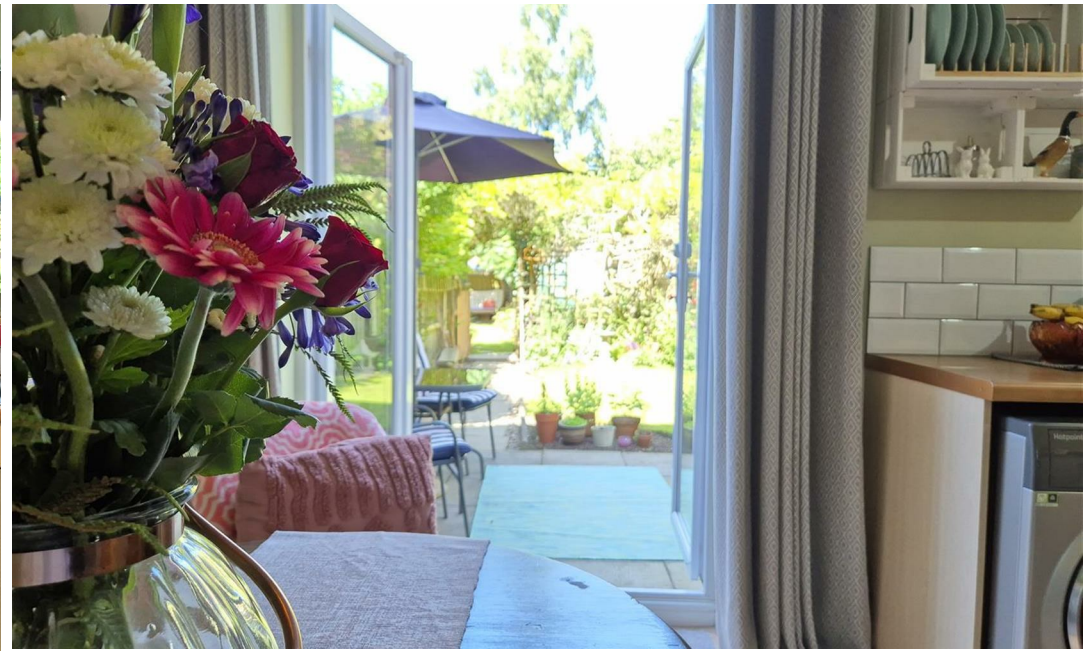
A tandem tarmac driveway offers off road parking, access to the garage, paved walk way grants access to the front door amongst of an array of stone pebbling and surrounded by boxed hedging.





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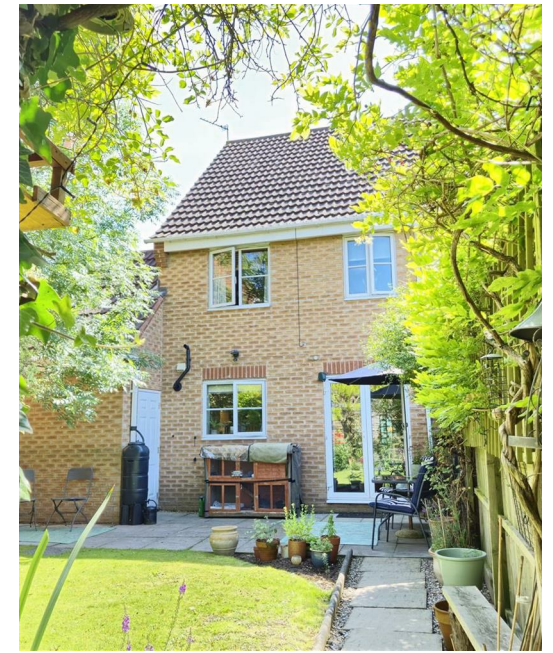




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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	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

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Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.  
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