



Sinclair

15 Hobbs Wick, Sileby, Leicestershire, LE12 7SF

£200,000

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Property at a glance

- Ideal First Time Purchase
- Downstairs Cloakroom / WC
- Pleasant decor. & Carpets
- Council Tax Band*: B
- Three Bedrooms
- Open Plan Dining Kitchen
- Parking To The Rear
- Price: £200,000

Overview

This well maintained three bedroomed townhouse occupies a pleasant position in a central village location. The property benefits from gas central heating and uPVC double glazing and would ideally suit the First Time Buyer or Investment Purchaser. The accommodation in brief comprises: entrance hall, downstairs cloakroom / WC, living room and an open plan family dining kitchen with built in storage cupboard. On the first floor a landing gives way to three bedrooms and a bathroom fitted with a white three piece suite. Outside there are front and rear gardens and two allocated parking spaces located 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.

Ground Floor



First Floor



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Detailed Accommodation

Entrance door with inset security spyhole and double glazed opaque glass window through to the entrance hall.

ENTRANCE HALL

The entrance hall has stairs accessing the first floor and doors accessing the downstairs cloakroom / WC and main living room. Radiator.

DOWNSTAIRS CLOAKROOM / WC

The downstairs cloakroom / WC is fitted with a white two piece suite comprising: low flush WC, corner wash hand basin, radiator and uPVC double glazed opaque glass window to the front elevation.

LIVING ROOM

13'3" x 12'6" (4.04m x 3.81m)

uPVC double glazed window to the front elevation with a pleasant tree lined front aspect, radiator and double doors accessing the family dining kitchen.

FAMILY DINING KITCHEN

15'8" x 9' (4.78m x 2.74m)

The kitchen area has a single drainer stainless steel sink unit with chrome mixer tap over and cupboards under, fitted beech effect units to the wall and base, roll edge work surface and tiled surround, stainless steel gas hob with oven under, space for a tall standing fridge freezer, centre unit with matching work tops to the main kitchen area and storage under. Plumbing for washing machine and further under unit space to accommodate a slimline dishwasher, wall mounted and concealed gas boiler, uPVC double glazed window to the rear elevation overlooking the garden.

The dining area has a radiator, uPVC double glazed french patio doors overlooking and accessing the garden and door accessing an under stair storage cupboard.

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 hot water system.

BEDROOM ONE

10'3" x 8'10" (3.12m x 2.69m)

(To the front of wardrobe / cupboards)

uPVC double glazed window to the rear elevation overlooking the garden, radiator and a range of fitted wardrobe / cupboards.

BEDROOM TWO

9'11" x 6'10" (3.02m x 2.08m)

uPVC double glazed window to the front elevation. Radiator.

BEDROOM THREE

8'9" x 6'10" (2.67m x 2.08m)

(Including wardrobe / cupboard)

uPVC double glazed window to the front elevation. Radiator and a built-in wardrobe / cupboard.

FAMILY BATHROOM

The family bathroom is fitted with a white three piece suite comprising: panel bath with thermostatic shower over and drencher shower head and an additional shower head and hose, low flush WC, pedestal wash hand basin, radiator and uPVC double glazed opaque glass window to the rear elevation.

OUTSIDE

The property occupies a pleasant position with a tree lined front aspect, iron railings and access to the fore garden and entrance door.

To the rear of the property is a patio area and pathway leading to the rear with adjacent garden laid mainly to lawn, timber built shed, gated access leading to two allocated parking spaces.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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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
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