



Sinclair

1 Wellbrook Avenue, Sileby, Leicestershire, LE12 7QG

£215,000

01509 812777 sinclairstateagents.co.uk

Property at a glance

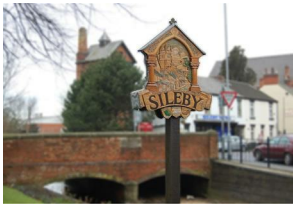
- Generously Proportioned Property
- Worcester Combination Boiler
- Open Plan Dining Kitchen
- Council Tax Band*: B
- Extended To Rear
- Mature Generous Gardens
- No Upward Chain
- Price: £215,000

Overview

Offered with no upward chain this extended and traditionally styled family home stands on a generous plot and has accommodation in brief comprising: entrance hall, living room, extended open plan family dining kitchen with utility / pantry store, bathroom and three bedrooms. Outside there are gardens to the front with a driveway to the side providing ample parking and the generously proportioned and mature garden to 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.



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Detailed Accommodation

Timber entrance door through to the entrance hall.

ENTRANCE HALL

The entrance hall has cloaks hanging space, stairs accessing the first floor, period timber door accessing the living room.

LIVING ROOM

14'7" x 12'11" (4.45m x 3.94m)

(To the side of chimney breast)

uPVC double glazed bow window to the front elevation, feature fireplace with tiled hearth, fire surround and timber over mantel, inset coal effect gas fed fire. Timber strip flooring, radiator and access to the open plan and extended family dining kitchen.

FAMILY DINING KITCHEN

The kitchen area is 15'9" x 7'6".

The kitchen has a one and a half bowl single drainer sink unit with chrome swan neck style mixer tap over and cupboards under, range of fitted solid wooden units to the wall and base, roll edge work surface and tiled surround, Neff gas hob with matching oven under and extractor fan over, tiled flooring, uPVC double glazed window to the side elevation and wood strip panel door accessing the utility / pantry.

The utility / pantry has a wall mounted combination Worcester gas boiler, plumbing for washing machine and built-in shelving. From the kitchen area there is open access to the dining area and door through to the bathroom.

The dining area is 9' x 11'4".

uPVC double glazed double doors overlooking and accessing the garden, radiator, two further uPVC double glazed windows offering more natural light to the room and space for a tall standing fridge freezer.

BATHROOM

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

ON THE FIRST FLOOR

On the first floor a landing gives way via wood strip panel doors to three well proportioned bedrooms. Loft access hatch with pull down ladder leading to the loft with boarding and electric light.

BEDROOM ONE

14'9" x 9'10" (4.50m x 3.00m)

(Not including recess area)

Two uPVC double glazed windows to the front elevation, radiator and a recessed area with door accessing an over stair storage cupboard.

BEDROOM TWO

11' x 8'8" (3.35m x 2.64m)

uPVC double glazed window to the rear elevation. Radiator.

BEDROOM THREE

8'9" x 7'6" (2.67m x 2.29m)

uPVC double glazed window to the rear elevation overlooking the garden. Radiator.

OUTSIDE

The property occupies an end position with a low maintenance front garden, hedged boundary and gravelled driveway providing ample parking. Gated side access leading to the rear garden.

The rear garden is a particular feature of sale being generously proportioned, mature and private. There is a 16' long shed and slabbed pathway leading to a patio area. From the patio there is stepping stone pathway leading towards the rear of the garden via a variety of mature plants, shrubs and trees including Apple, Pear and Plum.

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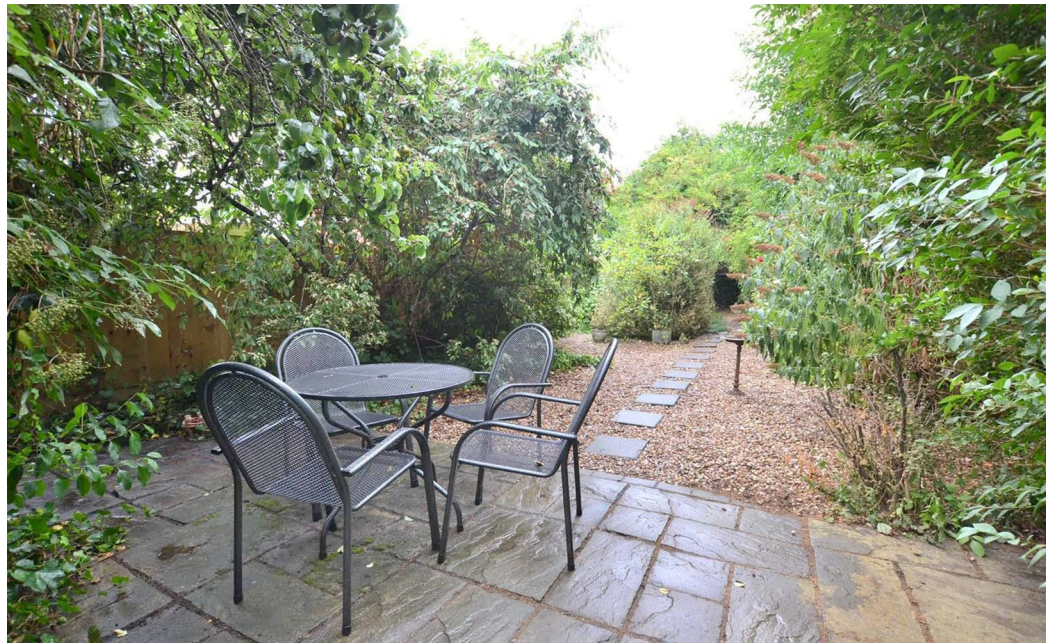


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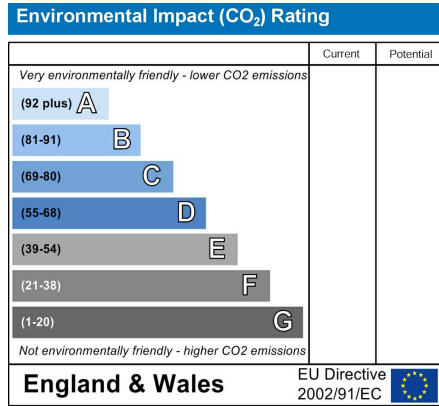
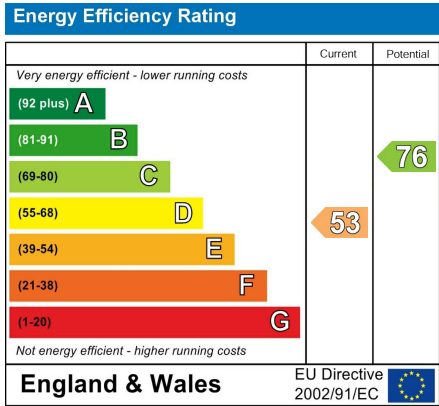
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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

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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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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

It should be noted by Prospective Purchasers that there is an easement for the neighbouring property.

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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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