



Sinclair



'Park View', 44 Seagrave Road, Sileby, Leicestershire, LE12 7TP

Guide Price £200,000

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Property at a glance

- Period Extended Residence
- Three Double Bedrooms
- Gas Central Heating
- Council Tax Band*: C
- Modernisation Required
- No Upward Chain
- Downstairs Utility W.C./Shower Room
- Price: £200,000

Overview

'Park View' offers an excellent opportunity for the prospective buyer to restore to its former glory. This detached generously proportioned and extended period property requires modernisation but benefits from uPVC double glazing and gas central heating. In brief the accommodation comprises porch, open plan living space with lounge and dining areas, kitchen with pantry store, rear lobby, garden room/conservatory, downstairs utility room/w.c. and shower room. On the first floor a landing gives way to three double bedrooms, and a fitted shower room. Outside there is hard standing to front and a mature generously proportioned garden to the rear, with views from the first floor overlooking the park beyond.

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 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

DETAILED ACCOMMODATION

uPVC double glazed entrance door through to

ENTRANCE PORCH

With uPVC double glazed window to the side elevation and door accessing the

OPEN LIVING SPACE

The open living space has lounge and dining area

FRONT LOUNGE AREA

14'9 x 12'0 (not including the bay window to the side (4.50m x 3.66m (not including the bay window to the side))

uPVC double glazed bay window to the front elevation, radiator. Gas fed fire. Wood stripped door accessing stairs to the first floor, and open access to the dining area.

DINING AREA

12'1 x 11'6 (to side of the chimney breast) (3.68m x 3.51m (to side of the chimney breast))

With radiator, wall mounted gas fire, uPVC double glazed window to the front elevation, uPVC double glazed double doors accessing the side garden room/conservatory, wood stripped door accessing the kitchen.

KITCHEN

17'7 x 6'8 (to front of the chimney breast) (5.36m x 2.03m (to front of the chimney breast))

Double stainless steel sink unit, units to the wall and base, work surface, gas hob point with extractor fan over, double eye level oven, dish washer, radiator, uPVC double glazed windows to the side elevation with wood stripped doors accessing under stair pantry/store with shelving and wood stripped storage cupboards. From the kitchen there is access to a rear lobby.

REAR LOBBY

Has access to the garden room/conservatory and access to the downstairs utility/shower room.

DOWNSTAIRS UTILITY/SHOWER ROOM

Is fitted with a Belfast sink with mixer tap over, base level units, plumbing for washing

machine, low flush w.c. Shower cubicle. uPVC double glazed windows to the side and rear elevations.

GARDEN ROOM/CONSERVATORY

20'0 x 5'2 (6.10m x 1.57m)

The garden room conservatory has a radiator, built in cupboards, electric light and power, uPVC double glazed door accessing the rear garden.

FIRST FLOOR

The landing gives way via period wood stripped doors, accessing three double bedrooms and re-fitted shower room. Radiator, loft access hatch. Period balustrade handle.

FRONT BEDROOM ONE

14'5 x 12'0 max & 11'2 minimum (4.39m x 3.66m max & 3.40m minimum)

uPVC double glazed window to the front and side elevations, radiator, tiled fire place surmounted by gas fed fire.

BEDROOM TWO

15'2 x 9'5 (4.62m x 2.87m)

With uPVC double glazed window to the rear elevation with views over the garden and park beyond. uPVC double glazed window to the side elevation. Radiator.

BEDROOM THREE

12'0 x 8'8 (to side of the chimney breast) (3.66m x 2.64m (to side of the chimney breast))

uPVC double glazed window to the rear elevation overlooking the garden and the park beyond. Period cast iron ornamental fire place, pedestal wash hand basin, radiator.

FITTED SHOWER ROOM

With a double width walk in shower cubicle with thermostatic shower and drencher shower head, low flush w.c. Vanity unit surmounted by wash hand basin with cupboards under. Heated chrome towel rail. Built in storage cupboard, radiator, uPVC double glazed window.

OUTSIDE

To the front of the property is block paved hard standing area, and to the rear there is a generously proportioned garden with a variety of plants and shrubs and a timber built shed.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	42	
(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

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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
call Sinclair on 01509 812777



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