

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

6 Stanage Road, Sileby, Leicestershire, LE12 7QJ

£285,000

01509 812777 sinclairstateagents.co.uk

Property at a glance

- Popular Residential Location
- No Upward Chain
- Driveway and Garage
- Council Tax Band*: D
- Super Position and Plot
- Three Bedrooms
- 22'7 Long Living Room
- Price: £285,000

Overview

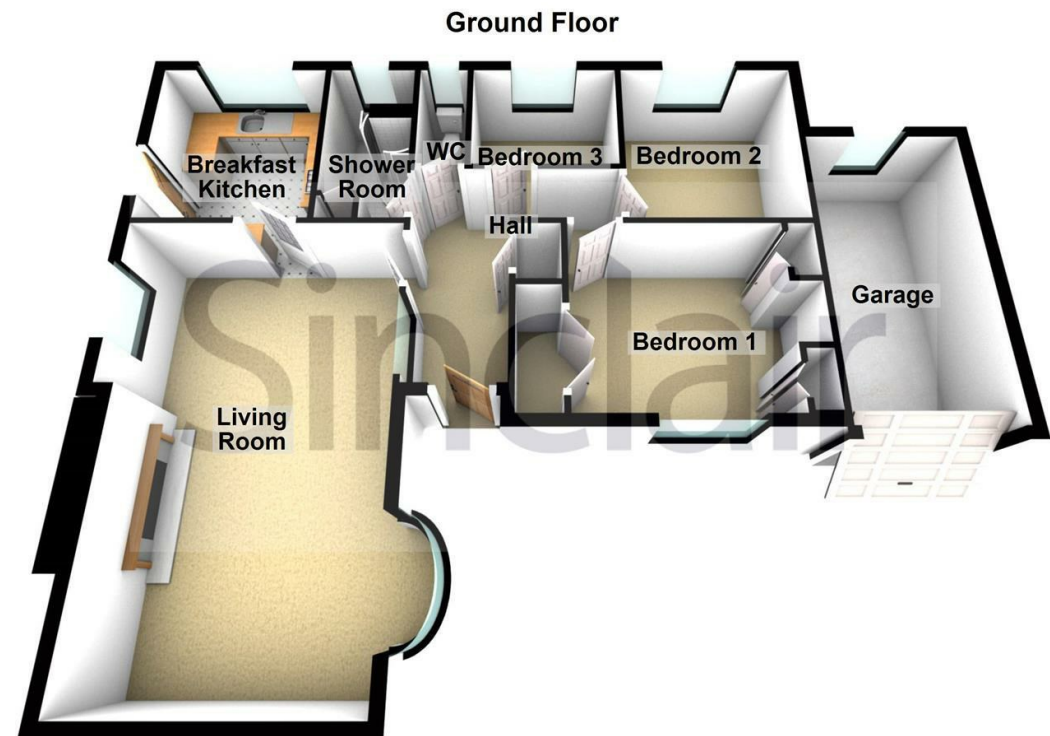
Offered with no upward chain, this detached three bedroom bungalow occupies a pleasant end position with beautifully maintained gardens to the front side and rear. Internally the accommodation comprises hall, 22'7 long living room, breakfast kitchen, three bedrooms, (one of which is has been used as a dining room) shower room, and separate w.c. The plot and gardens are a particular feature of sale, there is a driveway providing ample parking and garage with up and over electric door.

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



** 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

SMALL STORM PORCH

With uPVC double glazed door through to the mani hallway

MAIN HALLWAY

With radiator, doors accessing the living room, (with breakfast kitchen off) three bedrooms, shower room, separate w.c. Cloaks storage cupboard.

LIVING ROOM

22'7 x 13'8 maximum 11'10 minimum (6.88m x 4.17m maximum 3.61m minimum)

uPVC double glazed bow window and double glazed window overlooking the garden, fire place with hearth surmounted by gas fed fire, two radiators, door accessing the fitted breakfast kitchen.

FITTED BREAKFAST KITCHEN

11'8 x 8'9 (3.56m x 2.67m)

With single drainer ceramic sink unit with mixer tap over, cupboards under, fitted base level units, electric hob with oven under, extractor fan over, plumbing for washing machine, space for tall standing fridge freezer, wall mounted gas fed boiler, uPVC double glazed window overlooking the garden, radiator, uPVC double glazed door accessing the garden, and small breakfast table.

BEDROOM ONE

10'9 x 9'11 (to front of wardrobes/cupboards) (3.28m x 3.02m (to front of wardrobes/cupboards))

With uPVC double glazed bay window, radiator, built in double wardrobe/cupboard, a range of fitted further wardrobes/cupboards with dressing table and drawers.

BEDROOM TWO

9'6 x 9'5 (2.90m x 2.87m)

With uPVC double glazed window overlooking the garden, radiator. This room has been used as a dining room as required.

BEDROOM THREE

7'8 x 6'7 (2.34m x 2.01m)

With uPVC double glazed window overlooking the garden, radiator.

SHOWER ROOM

With a shower cubicle vanity unit with inset wash hand basin, cupboards under, tiled walls and flooring, heated chrome towel rail, uPVC double glazed opaque glass window and airing cupboard housing the hot water cylinder.

SEPARATE W.C.

The separate w.c. is fitted with a low flush w.c. Radiator. uPVC double glazed opaque glass window.

OUTSIDE

The property occupies a pleasant position with a block paved driveway providing ample parking. Occupying an end plot there are gardens to the front side and rear. There is a garage with electric double up and over door. There is a private garden to the side, laid to lawn with a variety of mature plants shrubs and trees, screen fence and edged boundaries. There is a patio area.

The garden continues to the rear with low maintenance graveled and patio seating areas, timber built shed and a variety of shrubs, there is side access to both ends of the property.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(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

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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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15 High Street, Sileby, Leicestershire, LE12 7RX

Tel: 01509 812777

Email: sileby@sinclairestateagents.co.uk