



Sinclair

1 Cauby Close, Sileby, Leicestershire, LE12 7PQ

£260,000

01509 812777 sinclairstateagents.co.uk

Property at a glance

- Cul-de-Sac Setting
- Re-Landscaped Gardens
- Bi-Fold Doors to Rear
- Council Tax Band*: B
- Super Living Dining Kitchen
- Re-Fitted Family Bathroom
- Lovely Family Home
- Price: £260,000

Overview

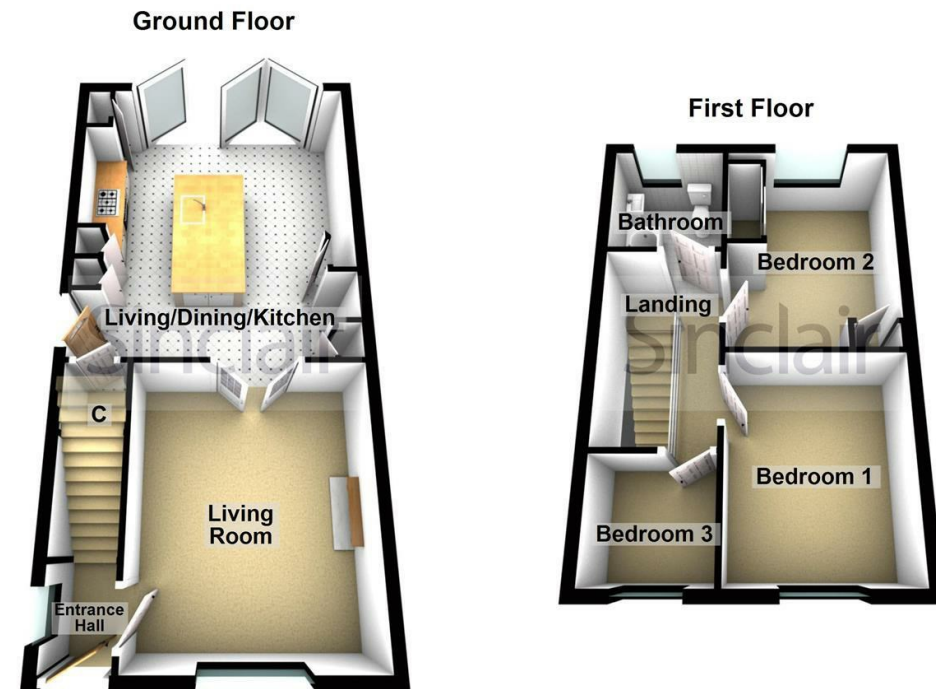
This refurbished and extended family home features a stunning open plan family living kitchen with centre island and bi-fold doors accessing the garden; there is further modernised accommodation with oak doors throughout which in brief comprises; entrance hall, living room, three bedrooms and a re-fitted family bathroom. The front has been relayed with a block concrete print driveway and the rear is private enclosed and re-landscaped. A super family home.

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 ACCOMODATION

Composite double glazed entrance door inset half moon double glazed window through to the entrance hall.

ENTRANCE HALL

Stairs accessing the first floor, wood effect laminate flooring, uPVC double glazed opaque glass window, fitted blinds, oak door accessing the living room.

LIVING ROOM

14'10 x 12'5 (side of chimney breast) (4.52m x 3.78m (side of chimney breast))
uPVC double glazed window, fitted blinds, radiator, feature fireplace with contemporary style electric wall mounted fire and double oak doors accessing the open plan family living dining kitchen.

LIVING DINING KITCHEN

17'11 x 14'9 (5.46m x 4.50m)
Stunning extension offers an open living dining kitchen space, centre island unit with granite worksurface, inset sink with swan neck style mixer tap over, cupboards under. The centre island top continues into a breakfast bar area, the contemporary styled kitchen has a smeg hob with feature extractor fan over and smeg oven under, pan drawers, granite worksurfaces with matching upstand, wine cooler, fitted units to the wall and base with space saving internal shelf units, wall mounted and concealed boiler, bi-fold doors overlooking and accessing the garden, a dining area, radiator, housing for an American style fridge freezer, door accessing an under stairs storage cupboard and door to the side elevation. There is plumbing for a washing machine.

FIRST FLOOR

The first floor has oak doors accessing three bedrooms and a refitted family bathroom.

BEDROOM ONE

11'3 x 9'6 (3.43m x 2.90m)
uPVC double glazed window with fitted blinds, radiator.

BEDROOM TWO

12'5 x 7'2 (front of fitted wardrobes/cupboards) (3.78m x 2.18m (front of fitted wardrobes/cupboard))
uPVC double glazed window with fitted blinds over looking the garden, roofscape views over the village beyond, radiator.

BEDROOM THREE

6'1 x 6 (1.85m x 1.83m)
uPVC double glazed window, fitted blinds, radiator.

FAMILY BATHROOM

The family bathroom has been refitted with a cotemporary with three piece suite comprising of; a shaped panel bath with a thermostatic shower over and shower screening, vanity unit surmounted by a wash hand basin with storage under, low flush wc. uPVC double glazed opaque glass window with fitted blinds, heated towel rail, tiled walls and flooring.

OUTSIDE

To the front of the property there is a concrete block print driveway providing off road car standing and double gated access leading to the rear. To the rear of the property there is an enclosed and private rear garden that has been landscaped with a patio seating area and artificial lawn garden beyond, there are railway sleeper borders. an ornamental tree, timber screen fencing.

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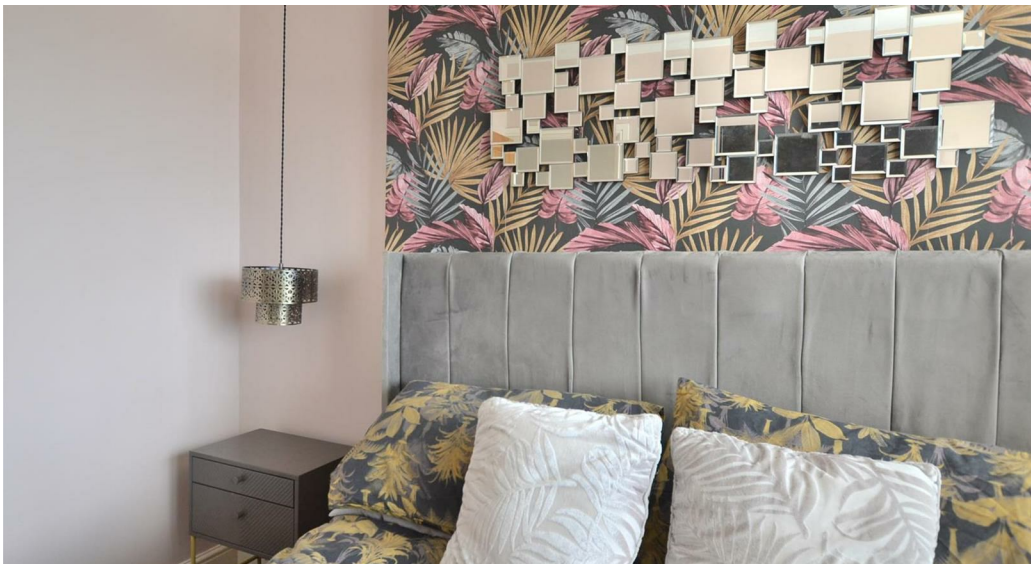
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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