

Sinclair



3 Haybrooke Road, Sileby, Leicestershire, LE12 7QR

£259,950

01509 812777 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Favored Residential Location
- Modernised Accommodation
- Driveway and Garaging
- Council Tax Band\*: C
- Pleasant Corner Plot
- Conservatory
- No Upward Chain
- Price: £259,950

## Overview

Beautifully maintained modernized two bedroom bungalow occupying a pleasant corner position in this favored residential setting. The property benefits from uPVC double glazing and a combination gas fed boiler and has accommodation comprising, reception hall, living room, fitted kitchen, dining conservatory, two bedrooms and a refitted modern shower room. Outside there are low maintenance gardens to the front side and rear, parking and detached garage to the rear of the plot. The property is offered with no upward chain.

## 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

uPVC double glazed entrance door through to the reception hall.

### RECEPTION HALL

Radiator, meter cupboard, doors accessing the living room and kitchen with conservatory off, two bedrooms and a refitted shower room. There is a loft access hatch and storage cupboard housing the combination gas fed boiler.

### LIVING ROOM

15'6 x 11'5 (side of chimney breast) (4.72m x 3.48m (side of chimney breast))  
Feature fire place with marble style hearth with surround and an inset coal effect gas fed fire, radiator, double glazed sliding doors accessing the conservatory.

### FITTED KITCHEN

12'1 x 8'8 (3.68m x 2.64m)  
Single drainer stainless steel sink unit with chrome mixer tap over and cupboards under, fitted shaker style units to the wall and base, roll edge worksurfaces and tiled surround, stainless steel gas hob with and oven under and extractor fan over, space and housing for tall standing fridge freezer, plumbing for washing machine, uPVC double glazed window overlooking the garden, uPVC double glazed door accessing the conservatory.

### CONSERVATORY

13'3 x 5'4 (4.04m x 1.63m)  
The conservatory is used as a dining and sitting area with a brick built base and uPVC double glazed construction, views over the garden, radiator, door accessing the garden.

### BEDROOM ONE

13'9 x 10'4 max x 9'8 min (4.19m x 3.15m max x 2.95m min)  
uPVC double glazed bay window to the front elevation, radiator.

### BEDROOM TWO

8'8 x 7'11 (2.64m x 2.41m)  
uPVC double glazed window, radiator.

### REFITTED SHOWER ROOM

The shower room has been refitted with a modern white three piece suite comprising walk-in shower cubicle with door screening, thermostatic shower over, low flush wc,

pedestal wash hand basin, heated chrome towel rail, tiled wall areas, uPVC double glazed opaque glass window.

### OUTSIDE

The property stands on a corner plot with low maintenance gardens. The front has graveled areas and slabbed pathways, an ornamental tree, gated access to the side and rear gardens. The side and rear gardens have graveled areas, planting borders, slabbed patio areas. There is a pathway leading to a personnel access door which internally is to the detached brick built garage. The garage has an up and over door, a window to the side elevation, electric light & power.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

\*\* All distances have been taken from Google maps and must be taken as approximate.

## Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

## 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.

## Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found at [https://www.sinclairestateagents.co.uk/referralfeedislosure/#/](https://www.sinclairestateagents.co.uk/referralfeedislosure#/)

It should be noted by perspective purchasers that the property is currently going through probate and an exchange/completion will not be possible until probate has been granted.

# Sinclair

## Thinking of Selling?

For a free valuation of your property with no obligation  
call Sinclair on 01509 812777



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.  
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**Sinclair**

15 High Street, Sileby, Leicestershire, LE12 7RX

Tel: 01509 812777

Email: [sileby@sinclairestateagents.co.uk](mailto:sileby@sinclairestateagents.co.uk)