

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

17 Park Road, Sileby, Leicestershire, LE12 7TJ

£335,000

01509 812777 sinclairestateagents.co.uk

Property at a glance

- Individually Designed Property
- Ground and First Floor Bath / Shower Room
- Flexible Accomodation
- Council Tax Band*: D
- Super Gardens and Plot
- uPVC Double Glazing / Gas Central Heating
- Non Estate Location
- Price: £335,000

Overview

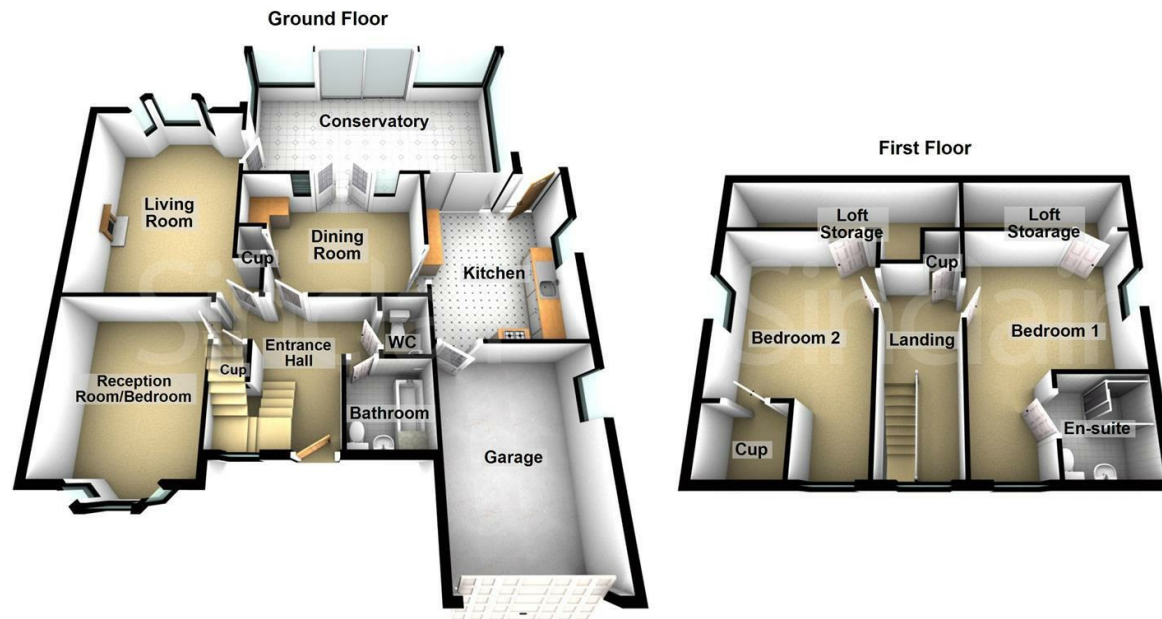
This individually designed and built detached property offers excellent potential with a super plot and mature private gardens. Internally the accommodation offers flexibility with a reception hall, downstairs cloaks/wc, reception room/bedroom three separate dining room, conservatory garden room, kitchen, downstairs bathroom. In addition there are two first floor double bedrooms with bedroom one having an en-suite shower. To the front of the property there is a driveway providing ample off road parking which in turn accesses the garage. The property is ideally located with ease of access to the village centre/amenities and train station.

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.



17 Park Road, Sileby, Leicestershire, LE12 7TJ

Sinclair

Detailed Accommodation

DETAILED ACCOMODATION

uPVC double glazed entrance door through to the reception hall.

RECEPTION HALL

Narrow wood strip flooring, dog legged open staircase accessing the first floor, doors accessing the downstairs cloaks/wc, bathroom, living room, reception room 2/bedroom, dining room.

DOWNSTAIRS CLOAKS/WC

Fitted with a low flush wc and wash hand basin.

LIVING ROOM

15'11 x 11'11 (not including bay window) (4.85m x 3.63m (not including bay window))

uPVC double glazed bay window overlooking the garden, radiator, a feature fireplace, door accessing the conservatory/sunroom.

CONSERVATORY/SUNROOM

21'1 x 12'1 (6.43m x 3.68m)

This room enjoys views and access over the mature garden, two radiators, double doors accessing the dining room, sliding doors accessing the kitchen.

DINING ROOM

13'4 x 9'11 (4.06m x 3.02m)

There is a corner area with worksurface and storage cupboards, radiator, door accessing the reception hall and kitchen.

KITCHEN

13'4 x 8'0 (4.06m x 2.44m)

The kitchen has a one and a half bowl single drainer sink unit, units to the wall and base, plumbing for the washing machine and dishwasher, electric cooker point, uPVC double glazed window and door, radiator, door accessing the garage.

GARAGE

16'7 x 8'2 (5.05m x 2.49m)

Window, up and over door, electric light and power.

RECEPTION ROOM 2/BEDROOM

12'1 x 10'5 (not including bay window) (3.68m x 3.18m (not including bay window))

uPVC double glazed bay window, radiator, fitted wardrobe/cupboards. This room is currently used as a downstairs bedroom but could lend itself to an additional reception room.

BATHROOM

Fitted with a cast iron bath with shower over, low flush wc, wash hand basin, radiator, uPVC double glazed opaque glass window.

FIRST FLOOR

On the first floor landing gives way to two double bedrooms, one of which has an en-suite shower. Airing cupboard housing a combination baxi gas boiler, radiator.

BEDROOM ONE

10'11 x 9'3 (not including dressing area and en-su (3.33m x 2.82m (not including dressing area and en-))

uPVC double glazed windows to two elevations, radiator, fitted wardrobe/cupboards, dressing area, door accessing en-suite shower room.

EN-SUITE SHOWER ROOM

Walk-in shower cubicle, wash hand basin, low flush wc.

BEDROOM TWO

10'6 x 12'0 (not including dressing area) (3.20m x 3.66m (not including dressing area))

uPVC double glazed windows to two elevations, radiator, dressing area, door accessing eaves storage.

OUTSIDE

The plot is a particular feature of sale with the front having a block paved driveway providing off road parking, lawned gardens, plants and shrubs, brick walled front boundary with gated access.

The rear garden is mature and offers privacy, it is generously proportioned with a slabbed patio area to the rear of the property and a pathway leading to the rear via lawned and shaped areas. There is a variety of mature plants shrubs and trees, there is a greenhouse and timber built shed, there is a sectional garage providing storage.



17 Park Road, Sileby, Leicestershire, LE12 7TJ

Sinclair



17 Park Road, Sileby, Leicestershire, LE12 7TJ

Sinclair



17 Park Road, Sileby, Leicestershire, LE12 7TJ

Sinclair



17 Park Road, Sileby, Leicestershire, LE12 7TJ


Sinclair



17 Park Road, Sileby, Leicestershire, LE12 7TJ

Sinclair

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	43	
(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

** 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 www.sinclairestateagents.co.uk/referral-fee-disclosure

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.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

15 High Street, Sileby, Leicestershire, LE12 7RX

Tel: 01509 812777

Email: sileby@sinclairestateagents.co.uk