

Sinclair



5 Pochin Way, Sileby, Leicestershire, LE12 7QS

£270,000

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Property at a glance

- Private Plot
- Two Double Bedrooms
- Low Maintenance Gardens
- Council Tax Band*: C
- Modern Refitted Shower Room
- Conservatory
- No Upward Chain
- Price: £270,000

Overview

Super detached bungalow occupying an end position at the head of Pochin Way. The bungalow offers well maintained accommodation which in brief comprises; reception hall., open plan living room with lounge and dining areas, conservatory, fitted breakfast kitchen, two double bedrooms, modern fitted shower room. Outside there are low maintenance gardens with the front having a driveway providing off road parking leading to the garage and to the rear gardens offer privacy to the plot. Offered with no upward chain.

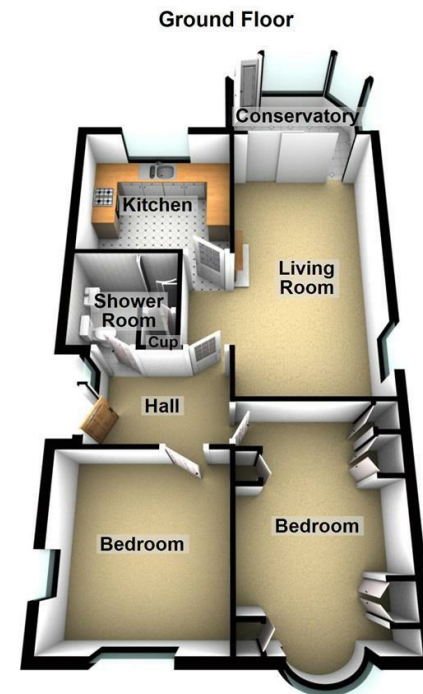
Location**

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

Doors accessing the lounge diner, two double bedrooms, refitted shower room, radiator, loft access hatch.

LIVING ROOM/DINER

20'1 x 13'11 maximum 11'1 minimum (6.12m x 4.24m maximum 3.38m minimum)

uPVC double glazed window, radiator, feature fire place with lighting flame gas fed fire, sliding uPVC double glazed doors accessing the conservatory, door through to the fitted breakfast kitchen.

FITTED BREAKFAST KITCHEN

10'3 x 9'10 (3.12m x 3.00m)

One and a half bowl single drainer sink unit with mixer tap over and cupboards under, fitted units to the wall and base, roll edge work surface, tiled surround, Gas hob with oven under and extractor fan over, integrated fridge freezer, plumbing for washing machine. There is a wall mounted concealed gas boiler, breakfast area, radiator, uPVC double glazed window overlooking the garden, uPVC double glazed door accessing the garden

CONSERVATORY

9'11 x 7'1 (3.02m x 2.16m)

Conservatory is of uPVC double glazed construction with ease of access to the garden, radiator, tiled flooring.

BEDROOM ONE

14'2 x 11'2 (including bedroom furniture) (4.32m x 3.40m (including bedroom furniture))

uPVC double glazed box bay window to the front elevation, radiator, a range of bedroom furniture including wardrobe/cupboards, bedside tables, overhead storage, dressing table with drawer storage.

BEDROOM TWO

10'9 x 9'9 (3.28m x 2.97m)

Two uPVC double glazed windows, radiator.

REFITTED SHOWER ROOM

Shower room has been refitted with a modern suite comprising, corner shower cubicle, low flush wc, pedestal wash hand basin, heated chrome towel rail, airing cupboard housing hot water cylinder, tiled flooring, part tiled walls. uPVC double glazed opaque glass window.

OUTSIDE

Property occupies a pleasant position at the head of Pochin Way with a driveway providing off road parking and access to the garage.

The garage has an up and over door, electric light and power, personnel access door.

The front garden is low maintenance with graveled and slabbed areas, gated side access leading to the rear.

The rear garden offers privacy to the plot and is low maintenance with slabbed patio areas, low retaining walls, graveled areas, planting borders, timber screened fencing to the boundaries.

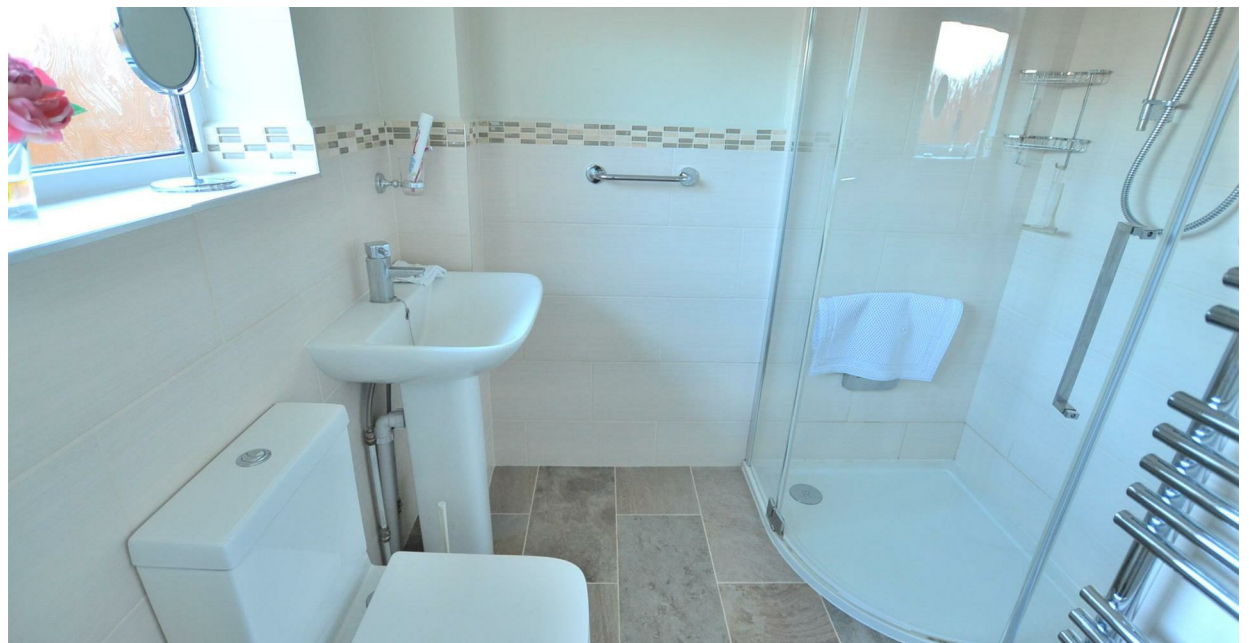
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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