



58 Highgate Road, Sileby, Leicestershire, LE12 7PR

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Offers In The Region Of
£180,000

Property at a glance

- Modernisation Required
- Three Bedrooms
- uPVC Double Glazing
- Council Tax Band*: B
- No Upward Chain
- Gardens Front & Rear
- Off Road Parking
- Price: £180,000

Overview

This traditionally styled semi detached property requires modernisation and refurbishment throughout. The property benefits from uPVC double glazing and gas central heating and has accommodation in brief comprising: entrance hall, living room, with lean-to off the kitchen/diner and on the first floor a landing gives way to three bedrooms, and bathroom. Outside there are gardens to the front and rear with parking and a garage (requiring attention) located at the rear. An excellent opportunity and 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

GROUND FLOOR

Entrance Hall

The entrance hall has stairs accessing the first floor and the living room.

Living Room

12'8 x 14'10 (3.86m x 4.52m)

uPVC double glazed window to the front elevation and double doors accessing the dining room.

Kitchen/Diner

15'10 x 8'6 (4.83m x 2.59m)

Single drainer sink unit, work surfaces, base and eye level cupboards, uPVC double glazed window to the rear elevation overlooking the garden, wall mounted gas boiler, access to a pantry store and door accessing the lean to.

Lean To

9'1 x 10'5 (2.77m x 3.18m)

Double glazed windows to the side and double glazed sliding patio door accessing the garden.

FIRST FLOOR

Landing

On the first floor a landing gives way to three bedrooms and a bathroom

Bedroom One

9'11 x 12'3 (3.02m x 3.73m)

uPVC double glazed window to the rear elevation overlooking the garden.

Bedroom Two

9'3 x 11'5 (2.82m x 3.48m)

uPVC double glazed window to the front elevation.

Bedroom Three

6'3 x 7'2 (1.91m x 2.18m)

uPVC double glazed window to the front elevation.

Shower Room

5'7 x 6'10 (1.70m x 2.08m)

The shower room has a three piece suite comprising: corner electric shower, pedestal wash hand basin with a low flush WC, heated chrome towel rail and uPVC double glazed opaque glass window to the rear elevation.

Outside

There is a front garden and further garden to the rear.

Parking

Off road parking and garage access from St Gregorys Drive off Highgate Road.

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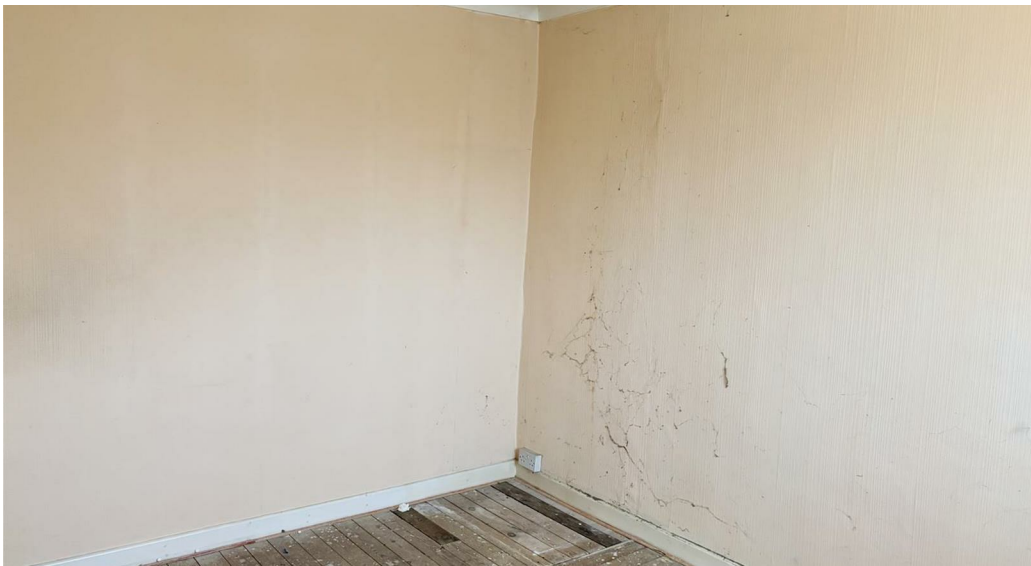
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(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.

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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