



Sinclair

58 Highgate Road, Sileby, Leicestershire, LE12 7PR

01509 812777 sinclairestateagents.co.uk

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.



58 Highgate Road, Sileby, Leicestershire, LE12 7PR

Sinclair

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.

58 Highgate Road, Sileby, Leicestershire, LE12 7PR

Sinclair



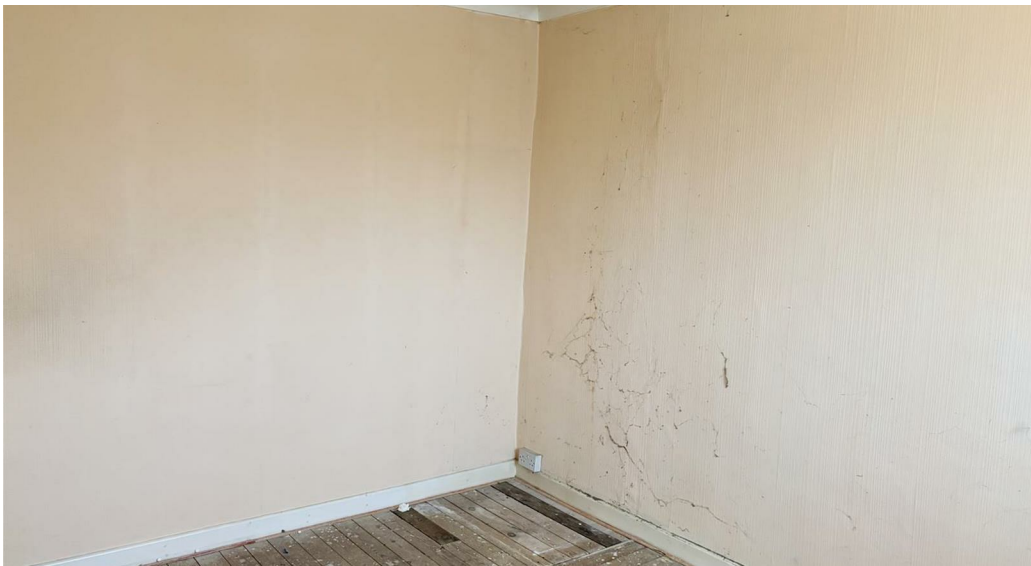
58 Highgate Road, Sileby, Leicestershire, LE12 7PR

Sinclair



58 Highgate Road, Sileby, Leicestershire, LE12 7PR

Sinclair



58 Highgate Road, Sileby, Leicestershire, LE12 7PR





58 Highgate Road, Sileby, Leicestershire, LE12 7PR

Sinclair



58 Highgate Road, Sileby, Leicestershire, LE12 7PR

Sinclair

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	

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