



Sinclair

2 Cauby Close, Sileby, Leicestershire, LE12 7PQ

£239,950

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Property at a glance

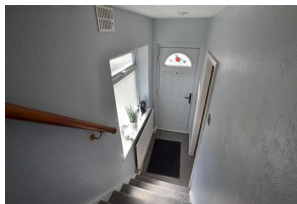
- Cul De Sac setting
- Modern Kitchen and Bathroom
- Driveway and Garaging
- Council Tax Band*: B
- Three beds
- Private Rear Garden
- Ideal Family Home
- Price: £239,950

Overview

Situated towards the head of a cul de sac this three bedroom semi detached family home enjoys the benefits of a re fitted dining kitchen and bathroom, gas central heating and uPVC double glazing . The accommodation in brief comprises entrance hall, living room, fitted dining kitchen with built in pantry store; and on the first floor a landing gives way to three bedrooms and the bathroom. Outside the rear garden is a particular feature of sale enjoying privacy to the plot and to the front there is a driveway providing off road parking which in turn leads to the detached brick built garage.

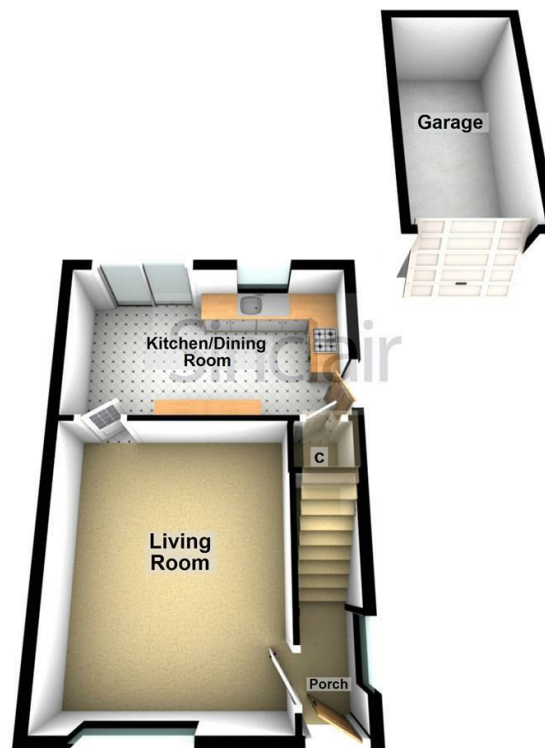
Location**

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)

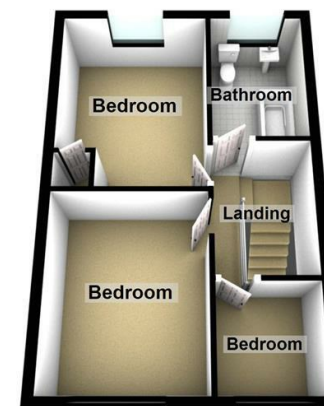


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

DETAILED ACCOMODATION

Composite entrance door through to the Entrance Hall, the entrance hall has stairs accessing the first floor , radiator , uPVC double glazed opaque glass window and door accessing the main living room

LIVING ROOM

14'8"x 12'3 (side of chimney breast) (4.47mx 3.73m (side of chimney breast))
uPVC double glazed window, radiator, access to the dining kitchen.

DINING KITCHEN

15' 2 x 8'8 (4.57m 0.61m x 2.64m)
The kitchen area has been re fitted with a one and a half bowl single drainer sink unit with chrome mixer tap over and cupboards under. There is a range of fitted units to the wall and base, roll edge work surface and tiled surround, electric cooker point, uPVC double glazed window overlooking the garden, wall mounted gas fed boiler, plumbing for washing machine and under counter space for further kitchen appliances. uPVC double glazed door accessing the driveway and door accessing an under stairs storage cupboard/ pantry . To the dining area there is a radiator & double glazed sliding patio doors over looking and accessing the garden.

FIRST FLOOR

On the first floor Landing gives way to three bedrooms and a re fitted bathroom.

BEDROOM ONE

12'3 x 9'4 (including airing cupboard) (3.73m x 2.84m (including airing cupboard))
uPVC double glazed window over looking the garden and roof scape views across the village beyond, radiator, airing cupboard housing the hot water cylinder.

BEDROOM TWO

11' 5 x 9'4 (side of chimney breast) (3.35m 1.52m x 2.84m (side of chimney breast))
uPVC double glazed window, radiator.

BEDROOM THREE

6'1 x 6'1 (1.85m x 1.85m)
uPVC double glazed window, radiator.

RE FITTED BATHROOM

The bathroom has been refitted with a white three piece suite comprising panelled bath with chrome mixer shower tap and shower screen, vanity unit surmounted by a wash hand bowl with chrome mixer tap over and glass shelving under , low flush WC , heated chrome towel rail, tiled walls, tiled flooring, uPVC double glazed opaque glass window .

OUTSIDE

To the front of the property there is a driveway providing off road parking which in turn leads to the garage, lawn area and gated access from the drive accessing the rear garden. The rear garden is a particular feature of sale enjoying privacy to the plot, slabbed patio area, outside water tap, lawn garden beyond, there is a further slabbed patio area to the rear of the garage. Timber screen fencing and conifer screening to the rear boundary. The garage is brick built and detached with an up and over door , electric light and power and window to the rear elevation.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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Thinking of Selling?

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