

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

Sinclair



34 Southfield Avenue, Sileby, Leicestershire, LE12 7WQ

£229,950

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Property at a glance

- Favoured Residential Location
- uPVC Double Glazing
- Modern Bathroom Suite
- Council Tax Band*: B
- Ample Parking and Garaging
- Kitchen With Integrated Appliances
- Downstairs Cloaks/W.C
- Price: £229,950

Overview

An immaculate and beautifully maintained semi detached residence being much improved by the current vendors with the addition of detached oversized garage. The internal accommodation comprises, reception hall downstairs cloakroom /W.C, fitted kitchen with integrated appliances, Lounge/Diner. On the first floor, landing gives way to two bedrooms with bedroom one having ample storage; there is a modern fitted bathroom with white three piece suite. The gardens have been landscaped, there is ample parking to the driveway with electric connection point to accommodate an EV Charger, a super opportunity for the first time buyer

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

Entrance door with inset double glazed opaque and leaded light windows through to the reception hall, Reception Hall has wood effect LTV flooring, stairs accessing the first floor and doors with chrome handles accessing the Lounge/Diner, fitted kitchen. Downstairs cloakroom/W.C, radiator . Downstairs Cloakroom/WC is fitted with a modern white two piece suite, continued flooring from the Hallway , low flush W.C and corner wash hand basin with mixer tap, uPVC double glazed opaque glass window, radiator.

FITTED KITCHEN

8'6 x 6'5 (2.59m x 1.96m)

The kitchen has a one and half bowl single drainer stainless steel sink unit with mixer tap over and cupboards under, there is a range of fitted units to the wall and base, work surface with matching upstand and a range of integral appliances including stainless steel gas hob with extractor fan over, eye level oven, fridge. freezer, washing machine. Continued flooring from the Hallway, uPVC double glazed window.

LOUNGE/DINER

13'8 x 14'5 (4.17m x 4.39m)

uPVC double glazed French patio doors overlooking and accessing the landscape garden, radiator and under stairs storage cupboard, continued flooring from the hallway .

FIRST FLOOR

On the first floor Landing gives way to two bedrooms and modern fitted bathroom, uPVC double glazed window , loft access hatch.

BEDROOM ONE

11'6 x 12'2 maximum, 10'1 minimum (3.51m x 3.71m maximum, 3.07m minimum)

uPVC double glazed window, radiator, ample storage with double built in wardrobe/cupboard and additional hanging space and cupboard over the stairs.

BEDROOM TWO

11'2 x 7'8 maximum, 6'10 minimum (3.40m x 2.34m maximum, 2.08m minimum)

uPVC double glazed window overlooking the garden, radiator.

BATHROOM

The Bathroom is fitted with a modern white three piece suite comprising panelled bath with thermostatic shower over, low flush W.C & pedestal wash hand basin with mixer tap, tiled splashbacks, radiator, uPVC double glazed opaque glass window and LVT tiled effect flooring.

OUTSIDE

There is a small fore garden and driveway to the side of the property providing ample off road parking which in turn leads to a detached oversized garage , gate access leading to the landscape garden . The rear garden has a slabbed patio area and railway sleeper planters with decking seating area to the top left corner. The garage has an up and over door, personal access door to the garden, uPVC double glazed window, electric light and power, separate consumer unit.

GARAGE

17'10 x 8ft (5.44m x 2.44mft)

The garage has an up and over door, personal access door to the garden, uPVC double glazed window, electric light and power, separate consumer unit.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	80	
(69-80) C		
(55-68) D		
(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

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

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