



Sinclair

1 Cygnet Close, Sileby, Leicestershire, LE12 7LJ

£162,500

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Property at a glance

- Central Village Location
- Close To Train Station
- Downstairs Cloaks/W.C
- Two Bedrooms
- Allocated Parking
- Ideal FTB/Investment
- Council Tax Band*: B
- Price: £162,500

Overview

This modern two bedroomed town house is located in the centre of the village with ease of access to amenities and train station and provides ideal accommodation for the First Time Buyer in addition to making a suitable investment/rental. Internally the accommodation benefits from gas central heating and in brief comprises reception hall, downstairs cloakroom/W.C, Living room, fitted kitchen and on the first floor landing gives way to two bedrooms and bathroom fitted with a white three piece suite. Outside is allocated parking space towards the head of the close.

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

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Entrance door with inset security spy hole through to Reception Hall.

RECEPTION HALL

The reception hall has stairs accessing the first floor, radiator and doors accessing the downstairs cloaks/WC, the fitted kitchen & living room.

DOWNSTAIRS CLOAKROOM /WC

Fitted with white low flush W.C and wash hand basin , uPVC double glazed opaque glass window and radiator.

LIVING ROOM

10'10 x 10'4 minimum, 11'10 maximum (3.30m x 3.15m minimum, 3.61m maximum)

Two uPVC double glazed windows, 2 radiators.

FITTED KITCHEN

7 ' 4 x 8 '1 (2.13m ' 1.22m x 2.44m '0.30m)

One and a half bowl single drainer stainless steel sink unit with chrome swan neck style mixer tap over and cupboards under. Fitted units to the wall and base, roll edge work surface, tiled surrounds, gas hob with oven under and extractor fan over, plumbing for washing machine .

FIRST FLOOR

On the first floor, landing gives way to two bedrooms and bathroom , uPVC double glazed window providing natural light to the landing and stairs.

BEDROOM ONE

11 ' 2 x 9 '10 (3.35m ' 0.61m x 2.74m '3.05m)

Two uPVC double glazed windows, radiator.

BEDROOM TWO

8 ' 9 x 8 ' 1 (2.44m ' 2.74m x 2.44m ' 0.30m)

uPVC double glazed window, radiator.

BATHROOM

The bathroom is fitted with a white three piece suite comprising panelled bath with

shower over, low flush W.C, pedestal wash hand basin, built in storage cupboard, tiled splashbacks , heated chrome towel rail, uPVC double glazed opaque glass window .

OUTSIDE

To the front of the property is a low maintenance gravelled garden and there is allocated parking for the property situated towards the head of the close.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	73	
(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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