



23 Chaplin Close, Sileby, Leicestershire, LE12 7SZ

£267,500

01509 812777 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Modern Four Bedroom Property
- Ground Floor and Second Floor WC's
- Driveway and Garaging
- Council Tax Band\*: D
- Master En-Suite
- Two Sitting/Living Rooms
- No Upward Chain
- Price: £267,500

## Overview

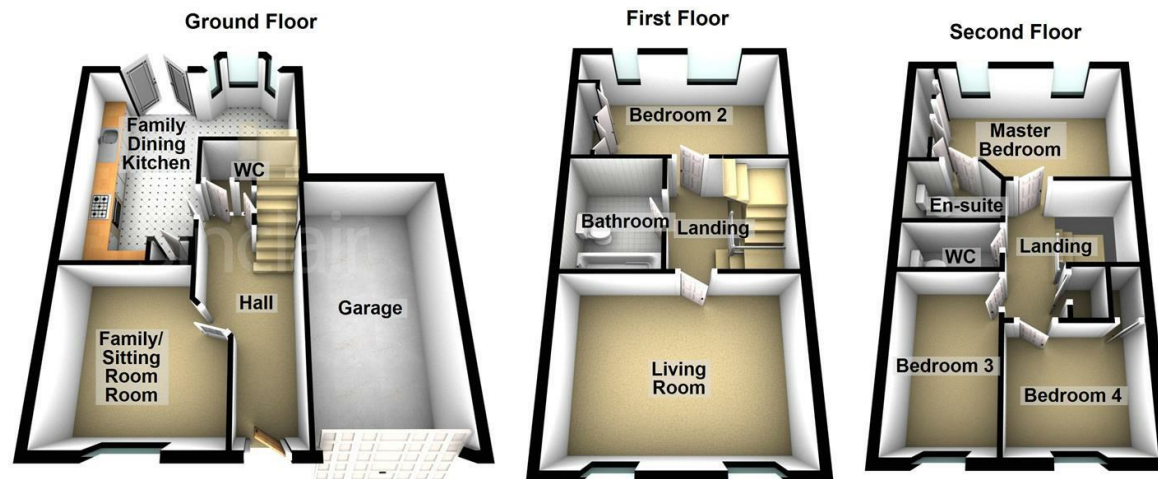
Occupying a central village location with ease of access to amenities and train station this four bedroom modern property enjoys flexible accommodation laid over three floors. Ideal for the growing family the accommodation comprises Reception Hall, downstairs cloak room/WC, separate Sitting/Family Room and an open plan Family Dining Kitchen. On the First Floor landing gives way to a further Living Room, Double Bedroom and Family Bathroom whilst the top floor has a Master Bedroom with En-Suite two further Bedrooms and a separate WC. Outside there is a driveway providing off-road parking which leads to the garage and a private and enclosed garden to the rear with access to an additional parking space. The property is 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

### DETAILED ACCOMODATION

Entrance door with security spy hole through to the reception hall.

### RECEPTION HALL

Pleasant open space to the property with stairs accessing the first floor, doors accessing the downstairs Cloakroom/WC, open plan Family Dining Kitchen and separate Family Room/Sitting Room.

### DOWNSTAIRS CLOAKS/WC

Fitted with a white two piece suit comprising low flush WC and pedestal wash hand basin, radiator.

### SEPARATE SITTING/FAMILY ROOM

10'8 x 10'7 (3.25m x 3.23m )

uPVC double glazed window, radiator.

### OPEN PLAN FAMILY DINING KITCHEN

Overall 16'4 x 15'7 (4.98m x 4.75m) Section One 16'4 x 7'11 (4.98m x 2.41m) Section Two 7'8 x 5'9 (2.34m x 1.75m) including bay

Kitchen has a single drainer stainless steel sink unit with mixer tap over and cupboards under, range of fitted units to the wall and base roll edge work surface and tiled surround, integrated appliances including a gas hob with an extractor fan over, double eye level oven and grill, fridge and freezer, integrated dishwasher and plumbing for washing machine, wall mounted gas fed boiler, radiator, uPVC double glazed French patio doors over looking and accessing the garden.

The Dining Area has a uPVC double glazed bay window over looking the garden, radiator and wood panel feature.

### FIRST FLOOR

Landing gives way to a Living Room, Double Bedroom and family bathroom. There are stairs accessing the second floor.

### LIVING ROOM

15'8 x 10'7 (4.78m x 3.23m)

Two uPVC double glazed windows, two radiators.

### DOUBLE BEDROOM

13'8 x 9'1 (to the front of wardrobe/cupboard) (4.17m x 2.77m (to the front of wardrobe/cupboard))

Two uPVC double glazed windows overlooking the garden, radiator.

### FAMILY BATHROOM

Fitted with a white three piece suite, comprising panel bath with thermostatic shower over, shower screening, low flush WC and pedestal wash hand basin, radiator.

### SECOND FLOOR

On the second floor a landing gives way to a Master Bedroom with En-Suite and two further bedrooms, a separate WC and storage cupboard, radiator and loft access hatch.

### MASTER BEDROOM

13'8 x 9'1 (front of wardrobe/cupboards) (4.17m x 2.77m (front of wardrobe/cupboards))

Two uPVC double glazed windows, radiator, fitted wardrobe/cupboards, door accessing the En-Suite Shower Room.

### EN-SUITE SHOWER ROOM

Fitted with a white three piece suite comprising corner shower cubicle with thermostatic shower, low flush WC, Pedestal wash hand basin, chrome heated towel rail, tile splashbacks.

### BEDROOM THREE

10'7 x 6'8 (3.23m x 2.03m)

uPVC double glazed window, radiator.

### BEDROOM FOUR

8'9" x 7'4" (not including wardrobe/cupboards) (2.69m x 2.24m (not including wardrobe/cupboards))

uPVC double glazed window, radiator and a built in wardrobe/cupboard.

### WC

The WC is fitted with a white two piece suite comprising low flush WC, pedestal wash hand basin and radiator.

### OUTSIDE

There is a small fore garden, driveway providing off-road car standing which in turn then leads to the garage.

To the rear the rear garden enjoys privacy to the plot and has a timbered decking seating area to the rear of the property and a variety of mature shrubs and trees, timber screened fencing to the boundaries, grassed area and personal access gate which in turn leads to additional parking space.

### GARAGE

18'9 x 8'11 (5.72m x 2.72m)

Up and over door, electric, light and power.

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## Energy Efficiency Rating

|                                                    | Current                    | Potential                                                                         |
|----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                   |
| (92 plus) <b>A</b>                                 |                            | <b>88</b>                                                                         |
| (81-91) <b>B</b>                                   |                            |                                                                                   |
| (69-80) <b>C</b>                                   | <b>71</b>                  |                                                                                   |
| (55-68) <b>D</b>                                   |                            |                                                                                   |
| (39-54) <b>E</b>                                   |                            |                                                                                   |
| (21-38) <b>F</b>                                   |                            |                                                                                   |
| (1-20) <b>G</b>                                    |                            |                                                                                   |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                   |
| <b>England &amp; Wales</b>                         | EU Directive<br>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

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