



Sinclair

5 Heathcote Drive, Sileby, Leicestershire, LE12 7ND

£235,000

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

## Property at a glance

- Detached Bungalow
- Two Double Bedrooms
- Conservatory
- Council Tax Band\*: C
- No Upward Chain
- Fitted Dining Kitchen
- Private Rear Garden
- Price: £235,000

## Overview

Offered with no upward chain this detached bungalow offers accommodation which in brief comprises, entrance lobby/porch, living room, inner hallway, fitted dining kitchen, garden room/conservatory, two double bedrooms and shower room. Outside there is a front garden with a driveway providing off road parking which in turn leads to the garage and private rear garden. EPC Rating D.

## 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 are 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



## Detailed Accommodation

### DETAILED ACCOMMODATION

uPVC double glazed entrance door through to an entrance lobby, the entrance lobby has a meter cupboard, radiator and open access to the main living room.

### LIVING ROOM

14'9 x 12'7 (4.50m x 3.84m)

uPVC double glazed window with privacy film, radiator, central fireplace, door accessing an inner hallway. The inner hallway gives access to the fitted dining kitchen (with garden room/conservatory off)

### INNER HALLWAY

The inner hallway gives access to the fitted dining kitchen (with garden room/conservatory off) two double bedrooms and a shower room. Loft access hatch with ladder.

### DINING KITCHEN

15' x 9'10 (4.57m x 3.00m)

Single drainer sink unit with mixer tap over and cupboards under, fitted units to the wall and base, roll edge work surface, tiled surround, gas and electric cooker point, plumbing for dishwasher, plumbing for washing machine, under counter space for a further kitchen appliance, tiled flooring, uPVC double glazed windows to two elevations, radiator, access to the garden room/conservatory.

### GARDEN ROOM/CONSERVATORY

11'7 x 7'10 (3.53m x 2.39m )

uPVC double glazed construction with double central doors accessing and overlooking the garden, radiator, continued tiled flooring from the kitchen.

### BEDROOM ONE

12' x 10'10 (3.66m x 3.30m)

Window, radiator, further uPVC double glazed window.

### BEDROOM TWO

9'11 x 9'1 (including wardrobes/cupboards) (3.02m x 2.77m (including wardrobes/cupboards) )

uPVC double glazed window, radiator, free standing mirror fronted wardrobes/cupboards.

### SHOWER ROOM

The shower room is fitted with a double width shower cubicle with thermostatic shower and door screening, low flush WC, pedestal wash hand basin, radiator, uPVC double glazed opaque glass window.

### OUTSIDE

There is a front garden and driveway providing off road parking, double gated side access leading to further parking, garage and rear garden. The rear garden enjoys privacy to the plot with a slabbed patio area and mature plants and shrubs including mature fig tree to the borders. The garage has an up an over door, electric light and power, windows and personnel access door to the side elevation.



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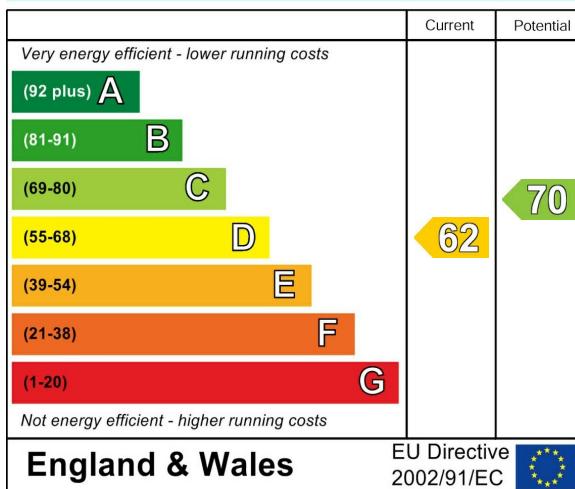
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## Energy Efficiency Rating



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.

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