



8 Greedon Rise, Sileby, Loughborough, LE12 7TF

£215,000

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Property at a glance

- Four Bedrooms
- Two Reception Rooms
- Off Road Parking
- Council Tax Band*: B
- In Need Of Renovation
- Gas Central Heating
- Village Location
- Price: £215,000

Overview

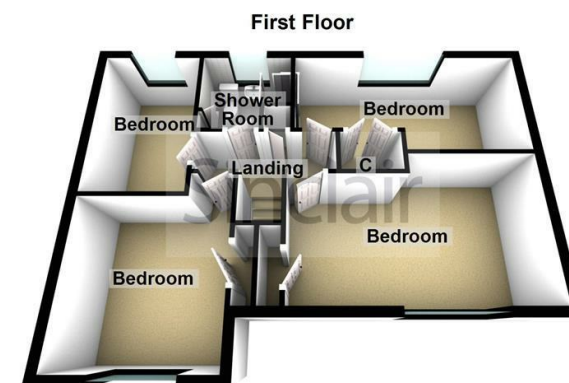
A well proportioned four bedroomed semi detached residence benefiting from uPVC double glazing and off road parking. The accommodation comprises: reception hall, kitchen, living room, dining room and rear lobby with wc. On the first floor a landing gives way to four bedrooms with ample storage and a bathroom. Outside there is a front garden, driveway providing off road parking and access to the rear garden. In need of renovation. 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.



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a uPVC front door with opaque window to side, pendant light and stairs rising to the first floor.

Living Room

12'11 x 17'11 (3.94m x 5.46m)

Having a fireplace (not in use) with timber surround and marble effect tiled hearth, patio doors accessing the garden, coving, pendant light and uPVC double glazed windows to front.

Dining Room

9'11 x 12'5 (3.02m x 3.78m)

uPVC double glazed bay window to front, coving, radiator and pendant light.

Kitchen

11'5 x 8'9 (3.48m x 2.67m)

A range of wall and base units, rolled edged worktops, stainless steel sink drainer unit, boiler wall mounted. Also comprises tiled splashback, uPVC double glazed window to rear, pendant light, radiator, quarry tiled floor and timber door accessing rear lobby.

Rear Lobby

Giving way to a store room and outside wc.

FIRST FLOOR LANDING

Stairs rising to the first floor, storage cupboard and loft hatch.

Bedroom

16'9 x 10'2 (5.11m x 3.10m)

uPVC double glazed windows to front, pendant light and storage cupboard.

Bedroom

15'11 x 7'8 (4.85m x 2.34m)

uPVC double glazed windows to rear, pendant light and storage cupboard.

Bathroom

6'9 x 5'5 (2.06m x 1.65m)

Comprising a low level flush wc, pedestal wash hand basin, wet room style electric shower with floor drainage. Tiled walls, uPVC double glazed opaque window to rear, chrome heated towel rail and airing cupboard housing the water cylinder.

Bedroom

9'11 x 11'2 (3.02m x 3.40m)

uPVC double glazed windows to front, pendant light and storage cupboard.

Bedroom

6'9 x 10'6 (8'10 min)

uPVC double glazed windows to rear, pendant light and storage cupboard.

OUTSIDE

To the rear there is a timber shed, patio area, side gated access and a lawned area surrounded by hedging. To the front there is a paved driveway, lawned area and steps up to the front door.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	68
(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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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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