

An aerial photograph of a single-story brick house with a red-tiled roof. The house has a chimney on the left side and a bay window on the front. A paved driveway runs along the right side of the house, leading to a blue garage door. The front garden is green with some red-leafed shrubs. The back garden is larger, with a green shed and a lawn. The surrounding area is a residential neighborhood with other houses visible in the background.

Sinclair

12 Park Road, Sileby, Leicestershire, LE12 7TJ

£330,000

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Property at a glance

- Beautifully Maintained Bungalow
- Extended to Rear
- Generously Proportioned Gardens
- Three Bedrooms
- Pleasant Garden/Dining Room
- No Upward Chain
- Council Tax Band*: D
- Price: £330,000

Overview

Beautifully maintained, generously proportioned and extended detached bungalow occupying a pleasant plot with super private and mature rear gardens. Internally the accommodation comprises; porch, main hallway with parquet flooring, living room, fitted kitchen and garden/dining room, three bedrooms and a bathroom fitted with a four-piece suite. Outside there is a front garden, block paved driveway, detached garage. The rear garden is a particular feature of sale being well proportioned and beautifully maintained.

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



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Detailed Accommodation

DETAILED ACCOMMODATION

uPVC entrance door through to the entrance porch and a door through to the main hallway.

MAIN HALLWAY

A beautifully laid parquet flooring, radiator. There are doors accessing the living room, fitted kitchen (leading to garden/dining room), three bedrooms and bathroom. There is a loft access hatch with a pull-down ladder leading to a generously proportioned boarded loft space which would lend itself to further developments subject to necessary permissions.

LIVING ROOM

14'7 x 16'11 (not including bay window) (4.45m x 5.16m (not including bay window))

uPVC double glazed walk-in bay window, radiator, further uPVC double glazed window to the side elevation, central fireplace with tiled hearth, inset open fire, stone chimney breast with over mantle and matching side display plinth.

FITTED KITCHEN

14'11 x 9'11 (4.55m x 3.02m)

The kitchen is fitted with a one and a half bowl single drainer sink unit, chrome swan neck style mixer tap over and cupboards under. A range of fitted units to the wall and base including a useful utility cupboard. There is a Neff gas hob, extractor fan over, eye level Neff oven and grill, integrated fridge and freezer, plumbing for washing machine. uPVC double glazed window to side elevation and access through to the garden/dining room

GARDEN/DINING ROOM

15'0 x 7'11 (4.57m x 2.41m)

A pleasant extension to the property with central uPVC double glazed doors and picture windows overlooking and accessing the garden, there is a further uPVC double glazed window to the side bringing in plenty of natural light to the space, radiator.

BEDROOM ONE

12'11 x 10 (to the front of wardrobe/cupboards) (3.94m x 3.05m (to the front of wardrobe/cupboards))

uPVC double glazed window, radiator. There is an arrangement of fitted bedroom furniture including; wardrobe/cupboards, bedside tables and overhead storage.

BEDROOM TWO

14'8 x 6'11 (4.47m x 2.11m)

uPVC double glazed window overlooking the garden, radiator.

BEDROOM THREE

11'5 x 6'11 (3.48m x 2.11m)

uPVC double glazed window, radiator.

BATHROOM

Fitted with a matching four-piece suite comprising; corner jacuzzi spa bath, walk-in shower cubicle, low flush wc, vanity unit surmounted by a wash hand bowl with chrome mixer tap over, cupboards and storage shelving under. There is a heated chrome towel rail, airing cupboard housing the combination gas fed boiler, uPVC double glazed opaque glass window.

OUTSIDE

The property is set back from the road with a brick walled front boundary and shaped lawn with ornamental acer trees with a block paved driveway providing off road parking which continues to the side of the property leading to the detached brick-built garage and gated access to the rear garden which forms a particular feature of sale.

The rear garden is generously proportioned, mature and private to all aspects. There is a patio area to the rear of the property, a shaped lawn, mature rose bushes, central pathway leading to railway sleeper raised herb and planting beds. There is a Rhino greenhouse with an electricity point. The garden continues to a further lawned area and a series of railway sleeper raised vegetable planters and fruit trees. There is timber screened fencing to the boundaries.

The garage has an up and over door, electric light and power, uPVC double glazed window and a door to the side elevations.

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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	71	78
(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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