



Sinclair

12 Park Road, Sileby, Leicestershire, LE12 7TJ

£330,000

01509 812777 sinclairestateagents.co.uk

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.

12 Park Road, Sileby, Leicestershire, LE12 7TJ



Sinclair

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

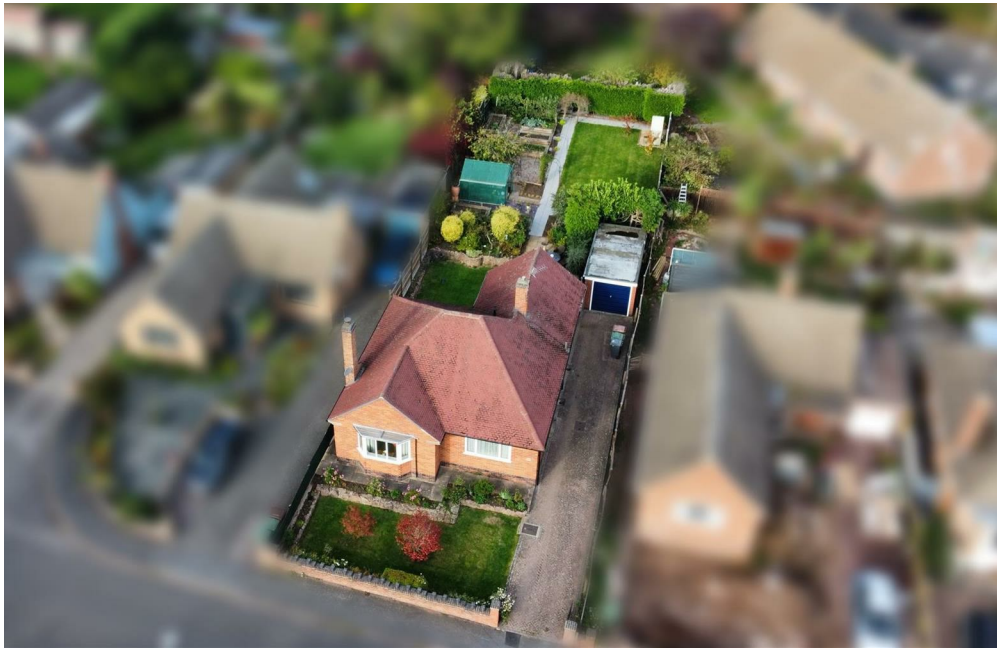
The property is set back from the road with a brick walled front boundary and shaped lawn with ornamental acer trees with a block paved driveway providing off road parking which continues to the side of the property leading to the detached brick-built garage and gated access to the rear garden which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

12 Park Road, Sileby, Leicestershire, LE12 7TJ

Sinclair



12 Park Road, Sileby, Leicestershire, LE12 7TJ

Sinclair



12 Park Road, Sileby, Leicestershire, LE12 7TJ

Sinclair



12 Park Road, Sileby, Leicestershire, LE12 7TJ

Sinclair



12 Park Road, Sileby, Leicestershire, LE12 7TJ

Sinclair



12 Park Road, Sileby, Leicestershire, LE12 7TJ

Sinclair

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	

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.

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Homesearch, Gov.uk and information provided and verified by our vendors.

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.

Referral Fee Disclosure

Sinclair

Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01509 812777



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

15 High Street, Sileby, Leicestershire, LE12 7RX
Tel: 01509 812777
Email: sileby@sinclairestateagents.co.uk