



# Sinclair

16 Peashill Close, Sileby, Leicestershire, LE12 7PT

£245,000

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## Property at a glance

- Modernised Bungalow
- uPVC Double Glazing
- Modern Bathroom Suite
- Council Tax Band\*: C
- Converted Garage with Kitchenette
- Extended Living Room
- NO UPWARD CHAIN
- Price: £245,000

## Overview

This modernised bungalow is located in a cul-de-sac and features a converted garage space equipped with electric light, power, and a fitted kitchenette. The bungalow briefly comprises a hallway, an extended living room with potential dining space, two bedrooms, a breakfast kitchen, and a bathroom fitted with a modern white three-piece suite. Outside, there is a driveway at the front providing ample off-road parking, and the well-proportioned rear garden houses the converted garage.

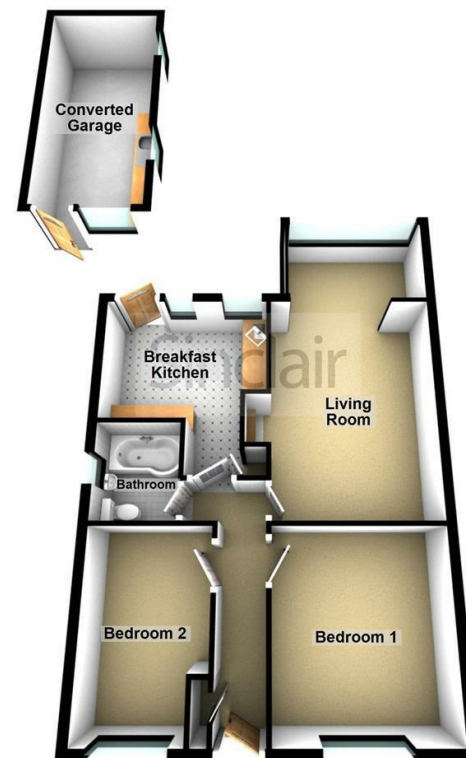
## Location\*\*

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 ACCOMODATION

The entrance features a uPVC double-glazed door that leads into the hall.

### HALL

Tiled flooring extends into the breakfast kitchen, with doors leading to the extended living room, two bedrooms, and the bathroom. Additionally, there is a loft access hatch, a meter cupboard, and a radiator.

### LIVING ROOM

20'6 x 10'11 maximum 9'5 minimum (6.25m x 3.33m maximum 2.87m minimum)

There is a fireplace and a radiator. The living room has been extended into a pleasant area overlooking the garden, which could be utilized as an additional sitting space or dining area.

### BREAKFAST KITCHEN

10'11 x 8'4 (3.33m x 2.54m)

The kitchen features a single stainless steel sink unit with a mixer tap and cupboard underneath. It includes fitted wall and base units, a roll-edge work surface, and a tiled surround. There is an electric cooker point, a radiator, and uPVC double glazed windows and door that overlook and provide access to the garden. Additionally, there is further storage space available with an extra cupboard.

### BEDROOM ONE

12'1 x 10'11 (3.68m x 3.33m)

uPVC double glazed window with fitted blinds, radiator.

### BEDROOM TWO

12'1 x 7'8 (3.68m x 2.34m)

uPVC double glazed window with fitted blinds, radiator.

### BATHROOM

The bathroom features a modern three-piece suite, including a P-shaped shower panel bath with a shower overhead and shower screening. It also includes a low flush WC, a pedestal wash hand basin, a heated chrome towel rail, and tiled flooring with splashbacks. Additionally, there is a uPVC double-glazed opaque glass window.

### OUTSIDE

To the front off the property there is a driveway providing ample off road parking and a lawned area. There is gated access to the side, garden and converted garage.

The rear garden has a timber decking area to the rear of the property and a garden beyond laid mainly to lawn, timber screened fencing.

### CONVERTED GARAGE

18'5 x 8'6 (5.61m x 2.59m)

The garage has been converted into a useful space featuring a fitted kitchenette area. It has uPVC double-glazed windows to two elevations, electric light and power supplied by its own consumer unit, and plumbing for a washing machine. This versatile area could be used for various purposes, including a separate home office, beauty room, a dog grooming space or a small business space (subject to obtaining necessary permissions), or a teenager's room.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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 2002/91/EC	

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## Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

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## Referral Fee Disclosure

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