



Sinclair

76 Highgate Road, Sileby, LE12 7PR

£220,000

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Property at a glance

- Extended Semi Detached
- Three Bedrooms
- Garaging to the Rear
- Council Tax Band*: C
- Downstairs WC
- No Upward Chain
- Ideal Family Home
- Price: £220,000

Overview

This extended three-bedroom semi-detached residence is situated in a pleasant location with views overlooking the green. The property has been extended at the rear on the ground floor and benefits from uPVC double glazing and gas central heating. Although it requires some cosmetic modernisation, it is priced accordingly. In brief, the accommodation comprises a reception hall with a cloaks cupboard, a living room, a separate dining room (which has been extended), and a fitted extended kitchen with access to a downstairs WC. The first-floor landing leads to three bedrooms and a shower room. There is also a loft/hobby room that is boarded and features a skylight window. Outside, the property has gardens at both the front and rear, with parking and garage arrangements located at the rear.

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 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



First Floor



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Detailed Accommodation

DETAILED ACCOMODATION

A uPVC double-glazed entrance door opens into the reception hall.

RECEPTION HALL

Stairs lead to the first floor, a uPVC double glazed window, a radiator, and a cloaks cupboard. There is a door that provides access to the living room.

LIVING ROOM

14'10 x 9'5 minimum 12'5 maximum (4.52m x 2.87m minumum 3.78m maximum)

uPVC double-glazed bay window, a fireplace with a tiled surround and hearth, topped with a wood-burning stove, a radiator, and double doors leading to the dining room.

DINING ROOM

8'8 x 7'6 (2.64m x 2.29m)

Radiator, doors giving access to the kitchen, along with an open entry to the extension. This area can serve as extra space for the dining room or a separate sitting area, featuring uPVC double glazed sliding patio doors that overlook and provide access to the garden.

FITTED KITCHEN

17'5 x 7'10 (5.31m x 2.39m)

The kitchen has been extended and features a single drainer stainless steel sink unit with a mixer tap above and cupboards underneath. There are fitted wall and base units, a roll-edged work surface with a matching upstand, a gas hob with an extractor hood above, and pan drawers below. The kitchen also includes an eye-level double oven, an integrated fridge and freezer, and pull-out corner space-saving units. A uPVC double-glazed window overlooks the garden, and there is a door leading to the downstairs WC, as well as another door accessing the outside.

DOWNSTAIRS WC

There is a low-flush toilet topped with a wash basin.

FIRST FLOOR

Landing leads to three bedrooms and a shower room. There is a loft access hatch with a pull-down ladder leading to a loft space featuring a double-glazed skylight window.

BEDROOM ONE

12'2 x 9'7 (3.71m x 2.92m)

uPVC double-glazed window, radiator, double wardrobe/cupboard, and an airing cupboard housing a combination gas-fired boiler.

BEDROOM TWO

11'5 x 9'5 (3.48m x 2.87m)

uPVC double-glazed window and a radiator.

BEDROOM THREE

6'5 x 6 (1.96m x 1.83m)

A double-glazed uPVC window that overlooks the green space.

SHOWER ROOM

Fitted with a shower cubicle featuring a door and glass screening, a low-flush WC, and a vanity unit with a wash hand basin and cupboard underneath. It has a uPVC double glazed opaque glass window.

OUTSIDE

The property is situated in a pleasant location overlooking the green. It features a front garden with a shaped lawn surrounded by gravel slate. A pathway leads to the entrance door as well as to the sides and rear of the house.

At the back of the property, there is a slabbed patio area and a pathway that leads to the garage, which is accessible via a shaped lawn area. Additionally, there is a timber-built shed and a greenhouse. The garage includes a personnel access door, an up-and-over door, as well as electric lighting and power.

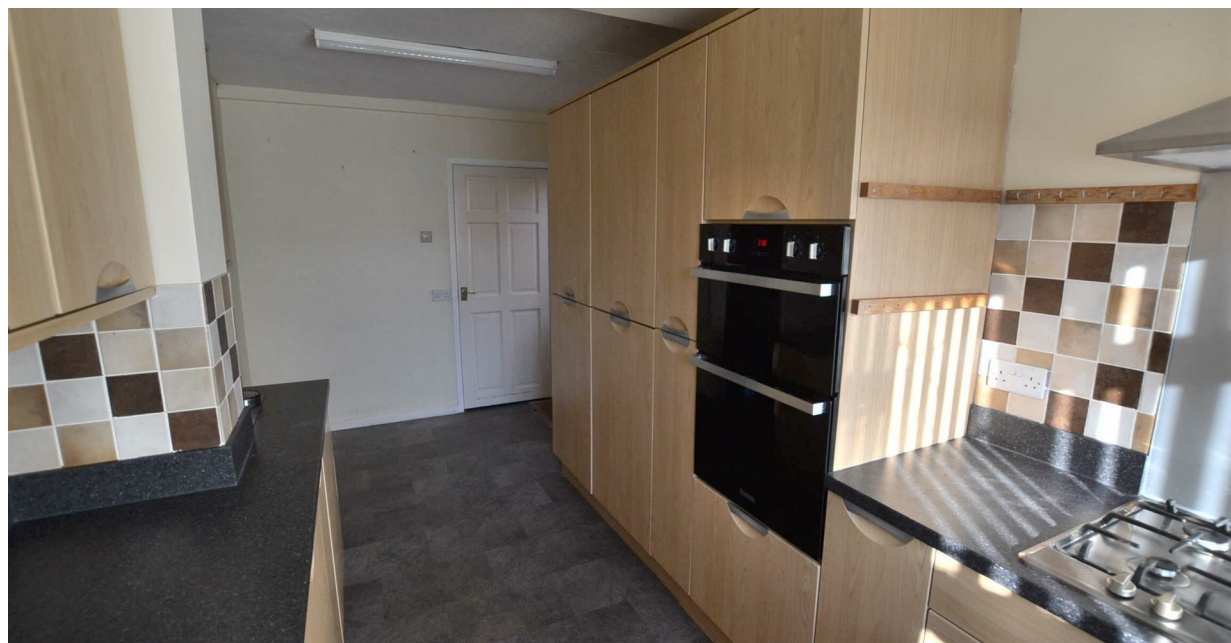
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Referral Fee Disclosure

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