



Sinclair

31 Healy Close, Sileby, Leicestershire, LE12 7TU

£250,000

01509 812777 sinclairestateagents.co.uk

Property at a glance

- Beautifully Kept Property
- Downstairs Cloakroom/W.C
- Landscaped Rear Gardens
- Council Tax Band*: C
- Open Plan Living Space
- Well Proportioned Accommodation
- Cul De Sac Setting
- Price: £250,000

Overview

This stunning and beautifully kept three bedroom semi detached residence offering spacious accommodation with the open plan living space being a particular feature. The ground floor has an entrance lobby, downstairs WC, reception hall and the living space with kitchen, dining and lounge sitting areas. On the first floor landing gives way to three bedrooms and bathroom with three piece suite. Outside there is a driveway providing tandem parking and thoughtfully landscaped private garden to the rear. A beautiful kept property in a cul de sac position.

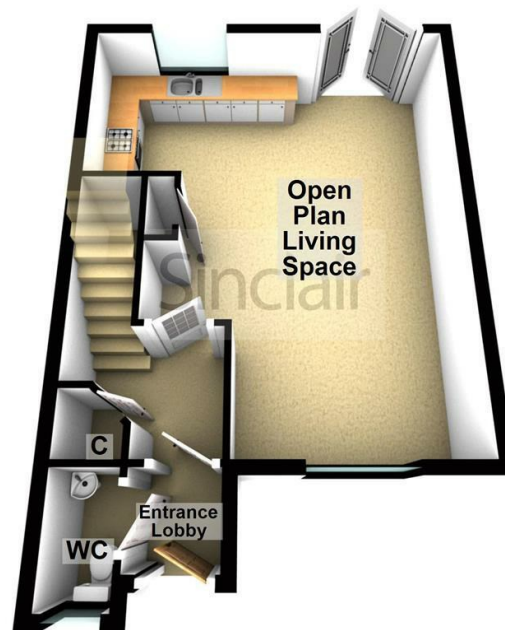
Location**

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



31 Healy Close, Sileby, Leicestershire, LE12 7TU

Sinclair

Detailed Accommodation

DETAILED ACCOMMODATION

uPVC double glazed entrance door with a canopy storm porch to the entrance lobby.

ENTRANCE LOBBY

The entrance lobby has oak veneer doors accessing the downstairs cloakroom/WC and reception hall.

DOWNSTAIRS CLOAKROOM/W.C

Fitted with a white two piece suite comprising low flush W.C and corner wash hand basin with cupboards under, uPVC double glazed opaque glass window.

RECEPTION HALL

The reception hall has stairs accessing the first floor, oak veneer doors accessing a storage cupboard and the open plan living space. The reception hall and entrance lobby are controlled by zone one under floor heating.

OPEN PLAN LIVING SPACE

22'10" x 11'10" minimum, 18'6" maximum (6.96m x 3.61m minimum, 5.64m maximum)

A super open plan space controlled with zone two underfloor heating and has lounge, dining and fitted kitchen areas. The Lounge/Sitting area has uPVC double glazed window with fitted blinds and a feature panel wall with media centre, door accessing an under stair storage cupboard with shelving and lighting. The dining area has uPVC patio doors overlooking and accessing the landscape garden & fitted kitchen, roll edge work surface and matching upstand, there is integrated appliances including a gas hob with double oven under and extractor fan over, slimline dishwasher, fridge and freezer, plumbing for a washing machine, there is a wall mounted and concealed gas fed boiler. uPVC double glazed window overlooking the garden.

FIRST FLOOR

On the first floor landing gives way to three well proportioned bedrooms and family bathroom with white contemporary three piece suite. Generously proportioned and useful over stairs storage cupboard.

BEDROOM ONE

11'6" x 10'9" (3.51m x 3.28m)

uPVC double glazed window, radiator and feature panel wall.

BEDROOM TWO

10'9 x 11'1" (3.28m x 3.38m)

uPVC double glazed window overlooking the garden, radiator.

BEDROOM THREE

8' x 7'7" (2.44m x 2.31m)

uPVC double glazed window, radiator.

FAMILY BATHROOM

The family bathroom is fitted with a contemporary white three piece suite comprising panelled bath with thermostatic shower over, vanity unit surmounted by a wash hand basin with cupboards under & a low flush W.C with concealed cistern. Heated chrome towel rail, tiled flooring and splashbacks, uPVC double glazed opaque glass window.

OUTSIDE

There is a driveway providing tandem parking to the front of the property and gated access to the rear garden via neighbours driveway. The rear garden has been thoughtfully landscaped with a slabbed patio area and artificial lawned garden beyond with timber built shed, raised railway sleeper, planting border and timber decking area to the corner of the plot with contemporary wood slat fencing . The garden enjoys a private rear aspect.

NOTE TO PURCHASERS

It should be noted by prospective purchasers that there is an estate management charge of £60 per quarter for the up keep of the communal areas and lighting.

31 Healy Close, Sileby, Leicestershire, LE12 7TU

Sinclair

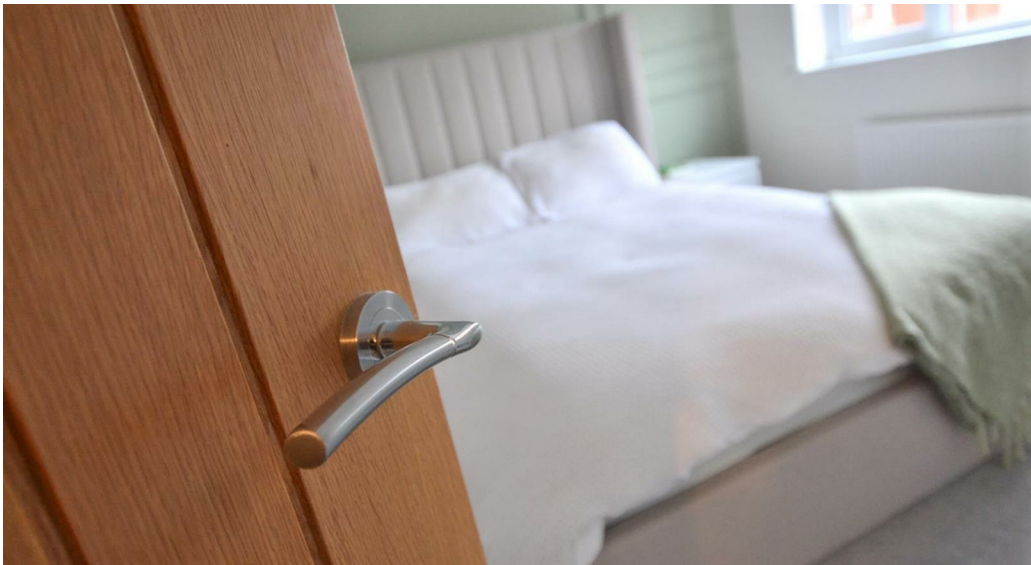


31 Healy Close, Sileby, Leicestershire, LE12 7TU



31 Healy Close, Sileby, Leicestershire, LE12 7TU

Sinclair



31 Healy Close, Sileby, Leicestershire, LE12 7TU





31 Healy Close, Sileby, Leicestershire, LE12 7TU


Sinclair



31 Healy Close, Sileby, Leicestershire, LE12 7TU

Sinclair

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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