



Sinclair

26 Avenue Road, Sileby, LE12 7PG

£229,950

01509 812777 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Offered with no Upward Chain
- Redecorated Throughout
- Corner Position
- Council Tax Band\*: B
- Traditional Bay Fronted
- Brick Out Stores and Workshop
- Garaging to rear.
- Price: £229,950

## Overview

Occupying a corner position and offered with no upward chain, this three bedroom traditionally styled bay fronted semi-detached property offers ready to move into accommodation having been redecorated and newly carpeted throughout, wooden herringbone flooring to the entrance and kitchen and tiled floor to the bathroom. The accommodation comprises; a storm porch, hallway, kitchen, 21'8 long open lounge diner, three bedrooms and bathroom with white suite. Outside there are gardens to the front and rear with two outside stores (potential utility room), a workshop and a main rear garden which in turn leads to the garage. Ease of access to the village centre.

## 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.

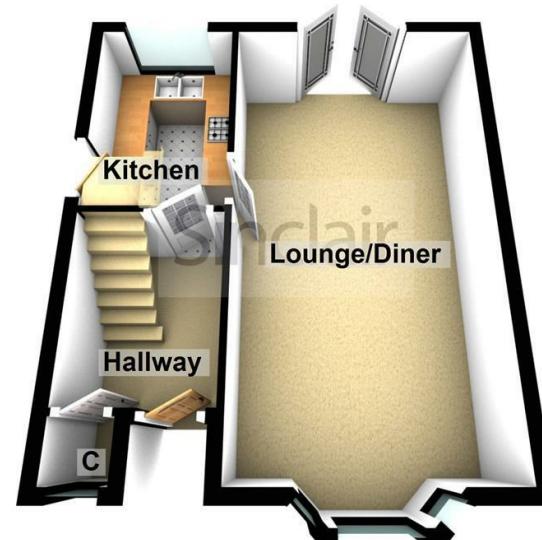
Nearest Airport: East Midlands (13.9 miles). Nearest Train Station: Sileby.

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



## First Floor



## Detailed Accommodation

### DETAILED ACCOMMODATION

There is an arched storm porch with electric light and modern entrance door leading through to the reception hall.

#### Reception Hall

Herring bone style flooring, stairs accessing the first floor with carpet rods, a metre cupboard, uPVC double glazed opaque glass window, radiator and door accessing the fitted kitchen.

#### Fitted Kitchen

10'11 x 6'7 (3.33m x 2.01m)

A double Belfast style sink with swan neck style mixer tap over and cupboards under, fitted units to the wall and base, work surface, electric induction hob with oven under, plumbing for washing machine, uPVC double glazed window overlooking the garden, door and adjacent window accessing the side lean-to area. There is also a door leading to the lounge diner.

#### Lounge Diner

21'8 x 12'1 max 11'2 min (side of chimney breast)

uPVC double glazed walk in bay window, two radiators, uPVC double glazed French patio doors overlooking and accessing the garden.

#### First Floor

Landing with wood strip flooring and panel doors gives way to three bedrooms and bathroom with white modern three piece suite.

#### Bedroom One

12'9 x 11'6 (into bay window) (3.89m x 3.51m (into bay window))

uPVC double glazed bay window, radiator.

#### Bedroom Two

11'2 x 11'6 max 10'3 min (3.40m x 3.51m max 3.12m min )

uPVC double glazed window overlooking the garden, radiator.

#### Bedroom Three

7'6 x 6'8 (2.29m x 2.03m)

uPVC double glazed window, radiator.

#### Bathroom

Fitted with a white three piece suite comprising panel bath with shower over, screen and chrome mixer tap, low flush WC and pedestal wash hand basin. Airing cupboard housing the hot water cylinder, uPVC double glazed opaque glass window and heated chrome towel rail. Tiled floor.

#### Outside

The property occupies a corner position with iron railing and brick wall boundary, there is a fore garden with mature shrubs and gated access to the side.

To the side there is a lean-to area with electric light and power and water connections, this accesses two brick built stores, one of which has a water feed and could be utilised as a utility room.

To the rear of the property is a patio area with steps down to a brick built workshop and main garden.

#### Brick Built Workshop

12'4 x 7'5 (3.76m x 2.26m)

With electric light and power, pitched roof.

The main garden is laid to lawn with slabbed pathways, planting boarders, a variety of mature plants, shrubs and trees, timber built shed and gated access leading to the garage.

#### Garage

The garage is brick built and detached with gated access.



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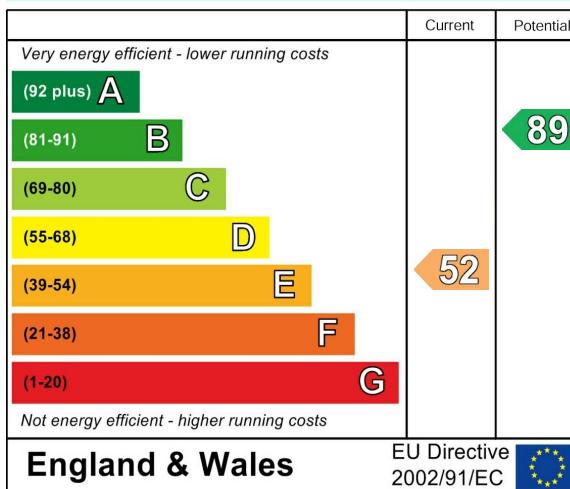
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## Energy Efficiency Rating



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.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

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