

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

151 Highgate Road, Sileby, Leicestershire, LE12 7PW

£325,000

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

## Property at a glance

- Favoured Residential Location
- Ideal For Growing Family
- Two Bath/Shower Rooms
- Council Tax Band\*: C
- Extended Property
- Five Bedrooms
- Flexible Accommodation
- Price: £325,000

## Overview

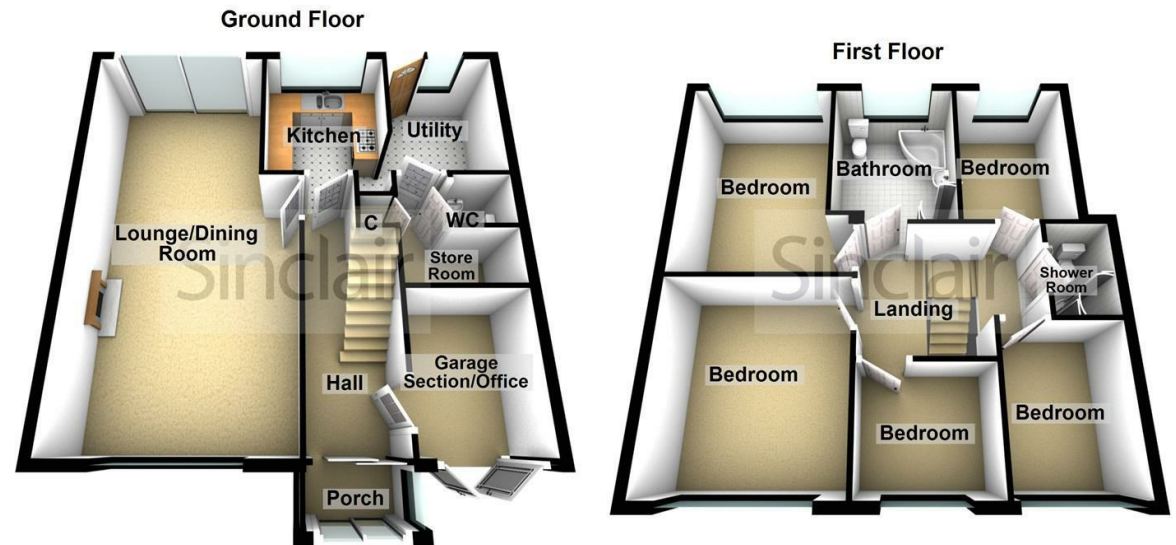
This EXTENDED SEMI DETACHED property offers ideal accommodation for the growing family with flexible accommodation comprising; five bedrooms, two bath/shower rooms, a living room, lounge and dining areas, kitchen, utility room and the former garage space has been utilised and sectioned into a home office space/games rooms and useful storage area with wc. Outside there are low maintenance gardens with the front having a block paved driveway.

## 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.



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## Detailed Accommodation

### PORCH

uPVC double glazed sliding door accessing the porch. The porch is of uPVC double glazed construction and further sliding doors accessing the reception hall.

### RECEPTION HALL

Having a balustrade staircase accessing the first floor, door accessing the open plan living room, kitchen with utility room off and personnel access door to garage. It's been sectioned and utilised as a home office/games room.

### HOME OFFICE/GAMES ROOM

8'5 x 7'1 (2.57m x 2.16m)

Formally garaging this room is now utilised as a office/games room with the installation of uPVC double glazed double door accessing the front and driveway, electric, light and power.

### LIVING ROOM

15'9 x 11'1 (side of chimney breast) (4.80m x 3.38m (side of chimney breast))

The uPVC double glazed window, central fireplace with inset gas fed fire, wooden sides and over mantle, open access to the dining area.

### DINING AREA

9'6 x 9'6 (2.90m x 2.90m)

Radiator, uPVC double glazed sliding doors accessing the rear garden. There is currently a gazebo which is being utilised for additional storage.

### FITTED KITCHEN

9 x 7'10 (2.74m x 2.39m)

The kitchen is fitted with a one and a half bowl sink and drainer stainless steel unit with mixer and rinser tap over, cupboards under. There is a range of fitted units to the wall and base, rolled edge work surface, tiled surround, space for a range oven and space and plumbing for appliances. uPVC double glazed window overlooking the garden, open access to the utility room.

### UTILITY ROOM

9'1 x 7'1 (2.77m x 2.16m)

Having a wall mounted combination Worcester gas fed boiler, space and plumbing for appliances, radiator, cloaks hanging space, uPVC double glazed door and window accessing the garden. A personnel access door through to the second sectioned area of the garage which provides useful storage space, low flush wc with wash hand basin.

### FIRST FLOOR LANDING

A spilt landing area gives way to five bedrooms, a family bathroom and an additional shower room.

### BEDROOM ONE

12'6 x 11'1 (3.81m x 3.38m)

uPVC double glazed window, radiator.

### BEDROOM TWO

12'10 x 9'4 (3.91m x 2.84m)

Having uPVC double glazed window over looking the garden, radiator.

### BEDROOM THREE

9'4 x 7'1 (2.84m x 2.16m)

Having uPVC double glazed window, radiator.

### BEDROOM FOUR

7 x 8'11 (2.13m x 2.72m)

Having uPVC double glazed window, radiator.

### BEDROOM FIVE

7'2 x 6'6 (2.18m x 1.98m)

Having uPVC double glazed window, radiator.

### FAMILY BATHROOM

Fitted with a four piece suite comprising a corner panel bath, walk in shower cubicle with thermostatic shower, low flush wc, pedestal wash hand basin, radiator and uPVC double glazed opaque glass window.

### SHOWER ROOM

Having a three piece suite; walk in shower cubicle with thermostatic shower, low flush wc, pedestal wash hand basin, radiator.

### OUTSIDE

To the front of the property is a full width block paved driveway providing ample parking.

To the rear is a well proportion garden offering low maintenance being slabbed with timber built shed, timber screen fencing and railway sleeper edging.

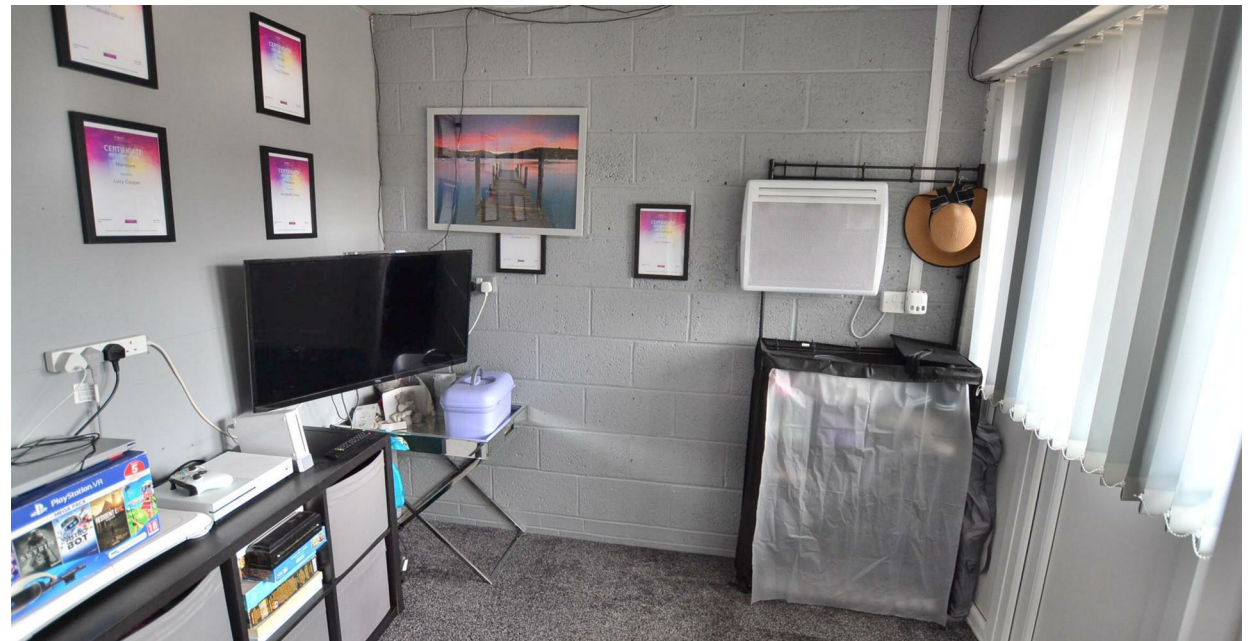
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## Energy Efficiency Rating

|                                                    | Current                    | Potential                                                                         |
|----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                   |
| (92 plus) <b>A</b>                                 |                            |                                                                                   |
| (81-91) <b>B</b>                                   |                            | <b>82</b>                                                                         |
| (69-80) <b>C</b>                                   | <b>70</b>                  |                                                                                   |
| (55-68) <b>D</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<br>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.

\* 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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**Sinclair**

15 High Street, Sileby, Leicestershire, LE12 7RX

Tel: 01509 812777

Email: [sileby@sinclairestateagents.co.uk](mailto:sileby@sinclairestateagents.co.uk)