

DEAL.



Jubilee Avenue - Sileby

£260,000





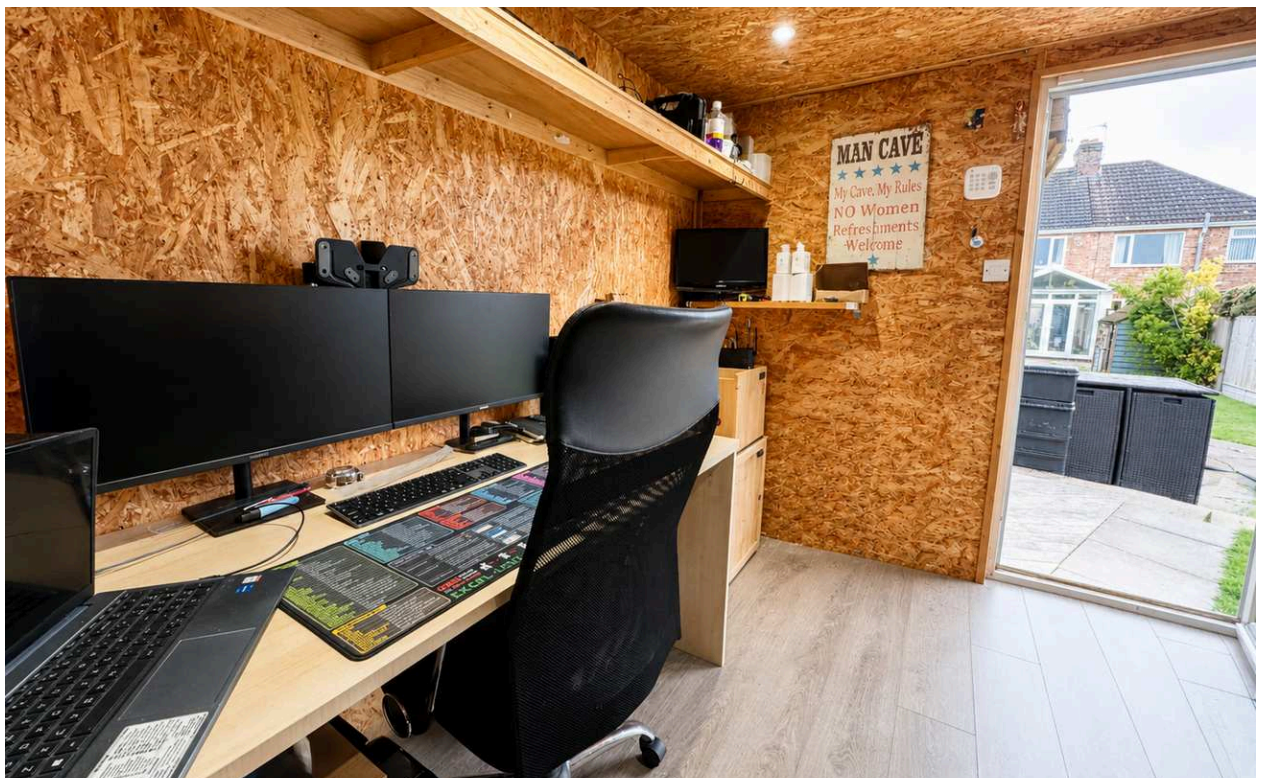












Floorplan



DEAL.

Room Measurements

Ground Floor

Lounge	10'8" X 13'1" max
Kitchen	10'4" X 17'3"
Conservatory	16'10" X 8'11"
Home Office	12'5" X 7'6"

First Floor

Bedroom 1	11'8" X 10'1" max
Bedroom 2	11'2" X 10'8"
Bedroom 3	6'5" X 11' max
Bathroom	6'5" X 5'7"

Sq Feet

Ground Floor	633
First Floor	407
Total	1040

In Brief

An immaculately presented three-bedroom family home offering stylish, spacious and highly practical accommodation throughout, positioned on the edge of the village of Sileby with open views to the rear and excellent outdoor space ideal for modern family living. Offered to the market with no onward chain, this is a property ready for buyers to move straight into and enjoy from day one.

The ground floor is centred around a superb solid oak kitchen fitted in 2018, complete with central island and a full range of integrated and included appliances, creating a sociable and functional heart of the home. To the rear, a generous conservatory provides an excellent dining and entertaining space with direct access onto the garden, while the front-facing lounge features a bay window, stylish media wall and feature fireplace, offering a cosy yet contemporary living environment. A convenient ground floor WC with sensor lighting completes the downstairs layout.

Upstairs, the property continues to impress with two genuine double bedrooms, both benefiting from fitted wardrobes, alongside a cleverly redesigned third bedroom which maximises the available space perfectly for a child's room. The family bathroom, replaced just two months ago, has been finished to an exceptional standard with a sleek and modern design.

The property benefits from a long list of improvements and practical additions, including a full rewire completed in 2017, new roof in 2020, gas central heating with combi boiler, double glazing, CCTV, alarm system, Karndean flooring and a fully insulated loft complete with boarding, ladder and lighting for excellent additional storage.

Externally, the home is equally impressive. The rear garden offers generous laid-to-lawn space alongside paved seating areas with shaded sections ideal for outdoor dining and summer BBQs, all enjoying an open aspect to the rear for added privacy. A detached home office with power and upgraded fibre internet connection provides the perfect work-from-home setup, while outside power supplies, shed storage and new fencing add further practicality. To the front, a driveway provides off-road parking for two vehicles.

A superb opportunity to acquire a genuinely turn-key family home with high-quality upgrades, excellent outdoor space and versatile living accommodation in a convenient village-edge location.

Please note: The dates and information detailed within this description have been provided by the seller and have not been independently verified by the agent.

Key Features

Three-bedroom family home with no onward chain
Edge of Sileby village with open rear views
Solid oak kitchen with island and appliances included
Conservatory dining space and stylish lounge with media wall
Modern bathroom and ground floor WC
Home office with power and fibre internet
Driveway for two cars and generous rear garden
CCTV, alarm system and boarded insulated loft

Council Tax
Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Awaiting EPC

DEAL.

Important Information for Buyers

DIGITAL MARKETS COMPETITION AND CONSUMERS ACT 2024 (DMCC ACT)

The DMCC Act 2024, which came into force in April 2025, is designed to ensure that consumers are treated fairly and have all the information required to make an informed purchase, whether that be a property or any other consumer goods. DEAL. are committed to providing material information relating to the properties we are marketing to assist prospective buyers when making a decision to proceed with the purchase of a property. Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information obtained from sources including but not restricted to HMRC Land Registry, Ofcom, Gov.uk and provided by our sellers.

ANTI-MONEY LAUNDERING CHECKS

In accordance with Anti Money Laundering laws including the Proceeds of Crime Act 2002, The Terrorism Act 2000, The Money Laundering Regulations 2017 and the Bribery Act 2010 we are required to conduct anti-money laundering checks on all clients selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by AplyID via their online portal once you have had an offer accepted on a property. The cost of these checks is £25 (incl. VAT) per person, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you to DEAL. in advance of us issuing a memorandum of sale, and is non-refundable. We will receive some of the fee taken by APlyID to compensate for our role in the provision of these checks.

DISCLAIMER

All information relating to this property is provided in good faith and, where supplied by the seller or obtained from publicly available sources, is believed to be accurate at the time of publication. However, prospective purchasers should not rely solely on this information and are advised to verify all details independently through their solicitor or other qualified professionals.

Information regarding heating systems, electrical installations, dates, condition, boundaries, planning matters and similar property details has been provided by the seller and/or sourced from available records, and has not been independently tested or verified by the agent. No appliances, services or equipment have been tested by the agent, and no warranty is given as to their condition or working order by the agent..

The property is offered for sale as seen. Buyers are strongly advised to instruct their solicitor and carry out any surveys, inspections or enquiries necessary to satisfy themselves before proceeding with a purchase.

DEAL.

Book A Viewing

01509 389658

Email

hello@dealagent.estate

DEAL.

Made In Leicester