



1 Harlequin Road, Sileby - LE12 7UR

£225,000 Freehold

MODERN SEMI-DETACHED · GENEROUS OVER THREE FLOORS · THREE DOUBLE BEDROOMS · GROUND FLOOR W.C. · TWO BATHROOMS · LARGE LOUNGE DINER · SOME MODERNISATION REQUIRED · SINGLE GARAGE TO REAR · CLOSE TO VILLAGE CENTRE SHOPS

Kitchen

6' 1" x 11' 11" (1.86m x 3.64m)

Lounge / diner

12' 10" x 17' 10" (3.90m x 5.44m)

Wc

2' 10" x 6' 1" (0.87m x 1.86m)

Landing

Bedroom 2

13' 2" x 10' 2" (4.01m x 3.11m)

Bedroom 3

13' 2" x 10' 11" (4.01m x 3.34m)

Bathroom

6' 10" x 6' 6" (2.09m x 1.97m)

Bedroom 1

7' 2" x 12' 10" (2.19m x 3.91m)

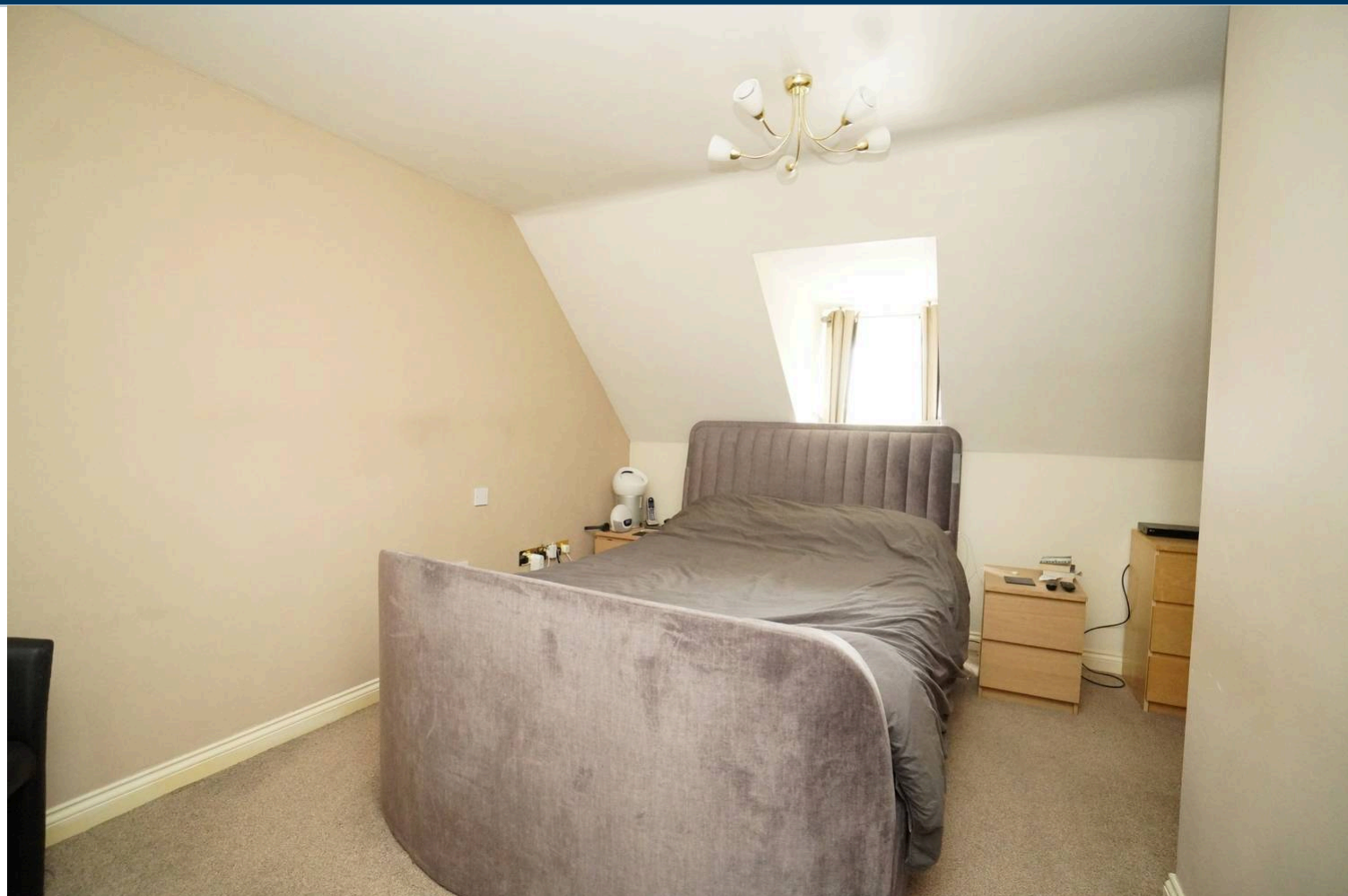
Shower Room

8' 4" x 6' 4" (2.54m x 1.92m)

Store

Store





A generous three storey semi-detached home perfectly positioned within easy walking distance of the village centre and for sale with no chain.

Designed with space and flexibility in mind, the property features three well-sized double bedrooms, providing comfort and versatility for families or those seeking room to grow. The accommodation is arranged across three floors, while modernisation is required, the home represents a wonderful opportunity to create a stylish, contemporary property tailored to individual tastes.

On the ground floor leading off the hall is a handy W.C. The kitchen is to the front of the property with an electric oven and hob, plumbing for a dishwasher and washing machine, leaving the rear to a large lounge diner which has double doors leading out into the garden ideal for summertime entertaining.

On the first floor is two large double bedrooms and a family bathroom whilst on the second floor, the master bedroom and an additional shower room, not en-suite, but directly opposite bedroom one but also able to be used by the rest of the household without disturbance.

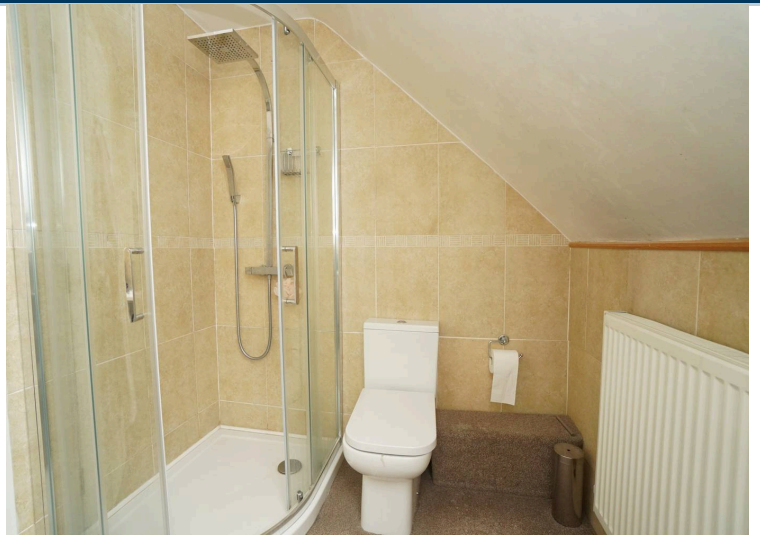
To the outside there is a pleasant rear lawned garden and patio, fully walled to one side and a direct pedestrian side door leading into a single garage. the garage is accessed via a car to the rear where there is also space for parking in front of the garage itself.

Good to know; the property has uPVC double glazing throughout. Gas central heating powered by a conventional boiler located in a kitchen cupboard with hot water tank in bedroom one's airing cupboard.

To find the property; Sat nav postcode: LE12 7UR - what3words: ///eyelid.indicates.keyboard

Council Tax band: C Tenure: Freehold

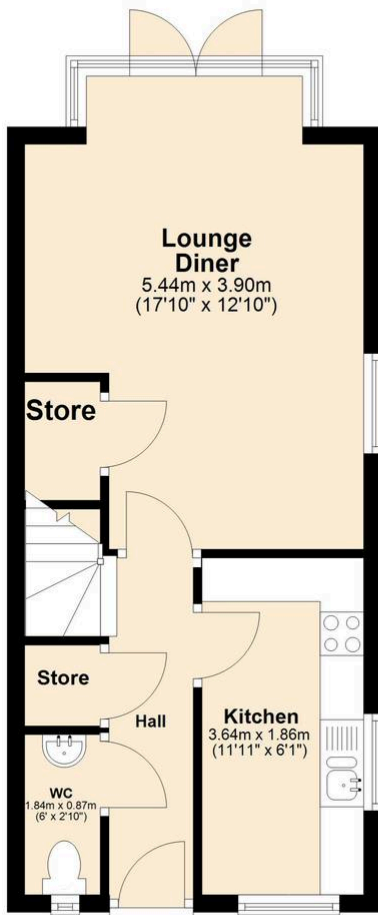
EPC Energy Efficiency Rating: C, EPC Environmental Impact Rating: C



Ground Floor

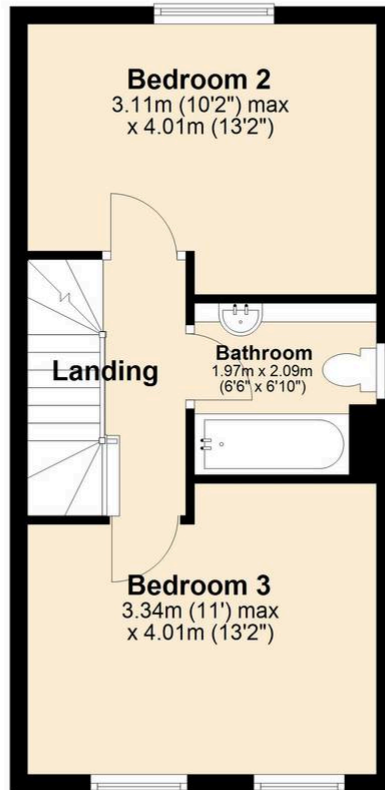
Approx. 34.2 sq. metres (367.9 sq. feet)

NEWTON
FALLOWELL



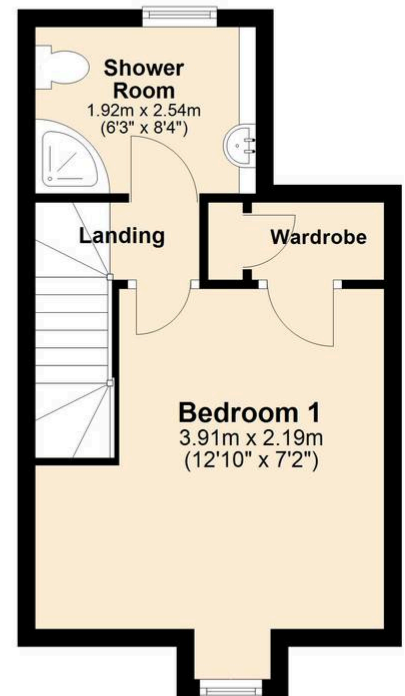
First Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



Second Floor

Approx. 25.3 sq. metres (272.5 sq. feet)



Total area: approx. 94.5 sq. metres (1016.9 sq. feet)