



Sinclair

13 Swan Street, Sileby, Leicestershire, LE12 7NN

£227,500

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Property at a glance

- Four Bedroom Property
- Two Shower/Bathrooms
- Two Sitting Rooms/Areas
- Central Village Location
- Close To Train Station
- Council Tax Band*: B
- Price: £227,500

Overview

A deceptive 4 bedroom period property with a useful annexe style area located at the rear of the property.

The property has been renovated over recent years and comprises living room, sitting room open plane to the breakfast kitchen, rear lobby to the annexe area with a shower room and stairs accessing a bedroom. On the first floor or that main house are three bedrooms and bathroom. outside there is a courtyard garden area.

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

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uPVC double glazed entrance door through to the Living Room

LIVING ROOM

12'10 x 11'6 (side of chimney breast) (3.91m x 3.51m (side of chimney breast))

uPVC double glazed bay window to the front elevation, open access to an inner lobby with stairs to the first floor , further door accessing the open plan family living space . The open plan family living space has a further seating or dining area.

SEATED DINING AREA

12'6 x 14'4 (3.81m x 4.37m)

uPVC double glazed window, door accessing the boiler cupboard, radiator, open access to the re fitted breakfast kitchen.

RE FITTED BREAKFAST KITCHEN

19'10 x 7'10 (6.05m x 2.39m)

uPVC double glazed sliding patio doors and window accessing the garden, radiator. The kitchen is fitted with a single drainer sink unit with mixer tap over, cupboards under, fitted gloss units to the wall and base, wood effect work surface and matching splash back, integrated gas hob with oven under and extractor fan over, fridge and freezer. Door accessing a rear lobby area.

LOBBY AREA

11'6 x 7'11 (3.51m x 2.41m)

uPVC double glazed window and door accessing the garden, this lobby area could be utilised as a study space currently houses additional kitchen appliances, the stairs accessing the first floor and door accessing a downstairs shower room. This area would serve ideally as a teenager/granny annexe.

DOWNSTAIRS SHOWER ROOM

The downstairs shower room is fitted with a double width shower cubicle, low flush WC and pedestal wash hand basin, heated towel rail.

FIRST FLOOR

To the first floor of the annexe area there is a double bedroom.

DOUBLE BEDROOM

17'6 x 7'10 (including stairs to the first floor) (5.33m x 2.39m (including stairs to the first floor))

Two uPVC double glazed windows to two elevations and radiator.

FIRST FLOOR OF MAIN PROPERTY

Two way landing giving access to three further double bedrooms (en suite to master) and family bathroom.

BEDROOM ONE

14'1 x 10'11 (side of chimney breast) (4.29m x 3.33m (side of chimney breast))

uPVC double glazed window, radiator and door accessing the en suite shower room.

EN SUITE SHOWER ROOM

The en suite shower room is fitted with a walk in shower, low flush W.C , vanity unit surmounted by a wash hand basin, heated towel rail.

BEDROOM TWO

11'2 x 7'10 (3.40m x 2.39m)

uPVC double glazed window, radiator.

BATHROOM

The bathroom is fitted with a white three piece suite comprising panelled bath with shower over, low flush W.C, pedestal wash hand basin.

BATHROOM THREE

11'7 x 8'6 maximum ,7'1 minimum (3.53m x 2.59m maximum ,2.16m minimum)

uPVC double glazed window , radiator.

OUTSIDE

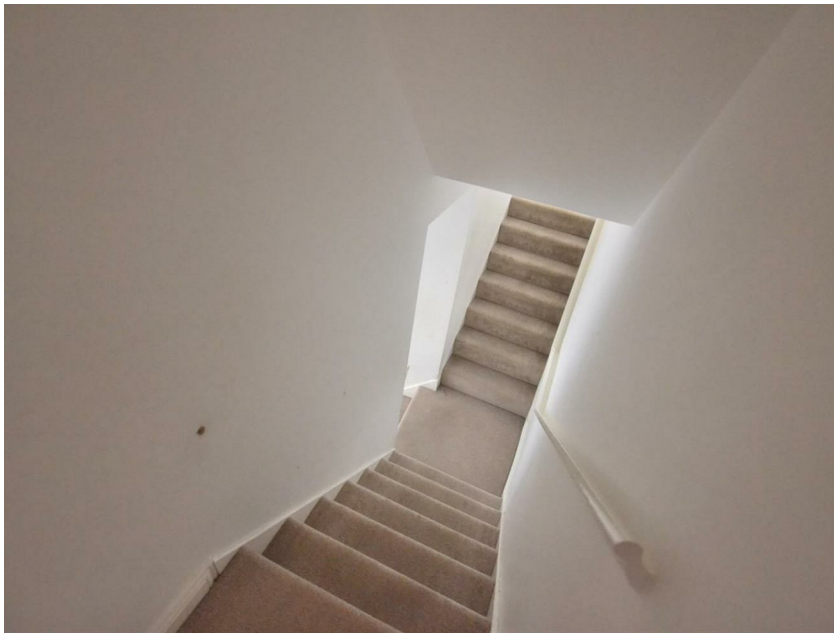
To the rear of the property there is a slabbed and low maintenance court yard/garden space.

SPECIAL NOTE TO PURCHASERS

The property is currently tenanted and we await the property to be vacated. Anticipated mid to late August subject to the tenants finding alternative accommodation.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

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* 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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Thinking of Selling?

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