



Sinclair

31 Healy Close, Sileby, Leicestershire, LE12 7TU

£250,000

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

## Property at a glance

- Beautifully Kept Property
- Downstairs Cloakroom/W.C
- Landscaped Rear Gardens
- Council Tax Band\*: C
- Open Plan Living Space
- Well Proportioned Accommodation
- Cul De Sac Setting
- Price: £250,000

## Overview

This stunning and beautifully kept three bedroom semi detached residence offering spacious accommodation with the open plan living space being a particular feature. The ground floor has an entrance lobby, downstairs WC, reception hall and the living space with kitchen, dining and lounge sitting areas . On the first floor landing gives way to three bedrooms and bathroom with three piece suite. Outside there is a driveway providing tandem parking and thoughtfully landscaped private garden to the rear. A beautiful kept property in a cul de sac position.

## 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.

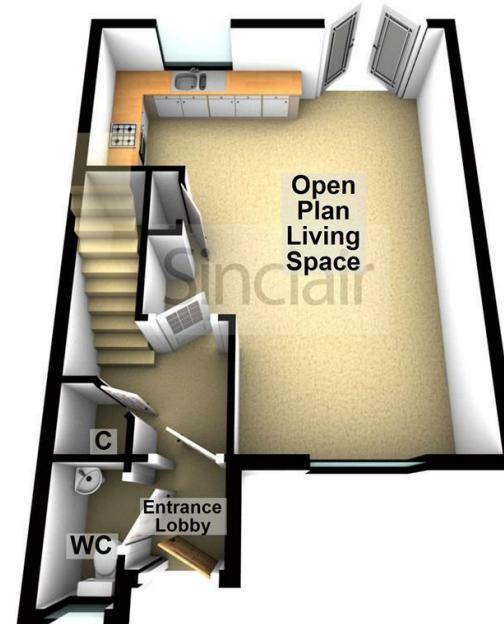
Nearest Airport: East Midlands (13.9 miles). Nearest Train Station: Sileby.

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.

**Ground Floor**



**First Floor**



## Detailed Accommodation

### DETAILED ACCOMMODATION

uPVC double glazed entrance door with a canopy storm porch to the entrance lobby.

### ENTRANCE LOBBY

The entrance lobby has oak veneer doors accessing the downstairs cloakroom/WC and reception hall.

### DOWNSTAIRS CLOAKROOM/W.C

Fitted with a white two piece suite comprising low flush W.C and corner wash hand basin with cupboards under, uPVC double glazed opaque glass window.

### RECEPTION HALL

The reception hall has stairs accessing the first floor, oak veneer doors accessing a storage cupboard and the open plan living space. The reception hall and entrance lobby are controlled by zone one under floor heating.

### OPEN PLAN LIVING SPACE

22'10" x 11'10" minimum, 18'6" maximum (6.96m x 3.61m minimum, 5.64m maximum )

A super open plan space controlled with zone two underfloor heating and has lounge, dining and fitted kitchen areas. The Lounge/Sitting area has uPVC double glazed window with fitted blinds and a feature panel wall with media centre, door accessing an under stair storage cupboard with shelving and lighting. The dining area has uPVC patio doors overlooking and accessing the landscape garden & fitted kitchen, roll edge work surface and matching upstand, there is integrated appliances including a gas hob with double oven under and extractor fan over, slimline dishwasher, fridge and freezer, plumbing for a washing machine, there is a wall mounted and concealed gas fed boiler. uPVC double glazed window overlooking the garden.

### FIRST FLOOR

On the first floor landing gives way to three well proportioned bedrooms and family bathroom with white contemporary three piece suite. Generously proportioned and useful over stairs storage cupboard.

### BEDROOM ONE

11'6" x 10'9" (3.51m x 3.28m)

uPVC double glazed window, radiator and feature panel wall.

### BEDROOM TWO

10'9 x 11'1" (3.28m x 3.38m )

uPVC double glazed window overlooking the garden, radiator.

### BEDROOM THREE

8' x 7'7" (2.44m x 2.31m )

uPVC double glazed window, radiator.

### FAMILY BATHROOM

The family bathroom is fitted with a contemporary white three piece suite comprising panelled bath with thermostatic shower over, vanity unit surmounted by a wash hand basin with cupboards under & a low flush W.C with concealed cistern. Heated chrome towel rail, tiled flooring and splashbacks, uPVC double glazed opaque glass window.

### OUTSIDE

There is a driveway providing tandem parking to the front of the property and gated access to the rear garden via neighbours driveway. The rear garden has been thoughtfully landscaped with a slabbed patio area and artificial lawned garden beyond with timber built shed, raised railway sleeper, planting border and timber decking area to the corner of the plot with contemporary wood slat fencing . The garden enjoys a private rear aspect.

### NOTE TO PURCHASERS

It should be noted by prospective purchasers that there is an estate management charge of £60 per quarter for the up keep of the communal areas and lighting.



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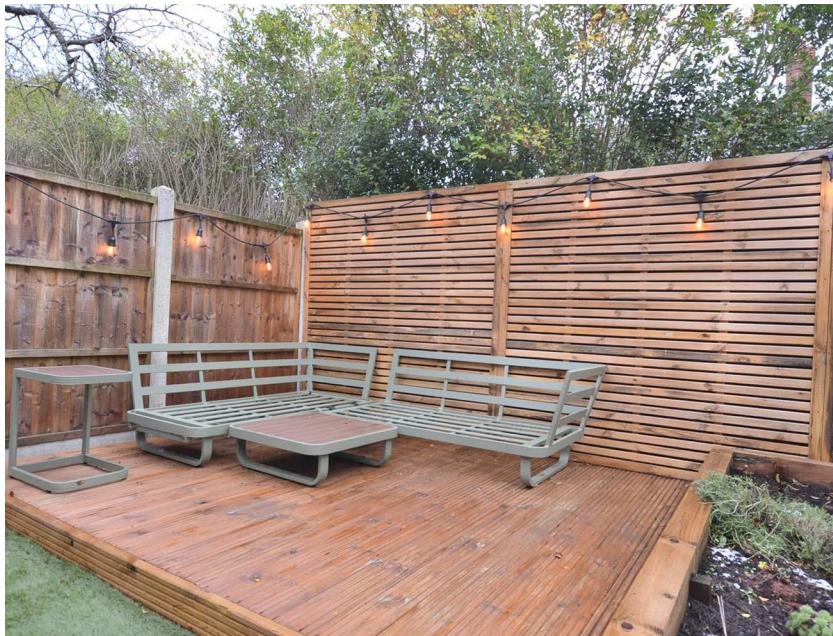
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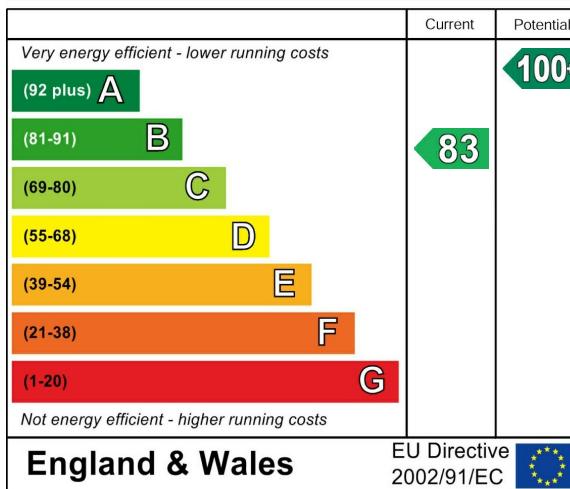
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## Energy Efficiency Rating



### 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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