



**Wellbrook Avenue, Sileby**

**welcome to**

## **Wellbrook Avenue, Sileby**

This superb three-bedroom mid-terrace home, located in the sought-after Charnwood village of Sileby. Internal viewing is highly recommended to appreciate the accommodation on offer,

### **Entrance**

Entrance is via a upvc double glazed front door with stairs off to the first floor and a door leading to the lounge.

### **Lounge**

Lounge has a UPVC double glazed window to the front, laminate flooring, a vertical radiator, television aerial point, timber beams to the ceiling and a door that leads into the kitchen. Having been replastered and re painted this room offers a light filled, clean finish to the main living area.

### **Kitchen**

The Kitchen has wood effect laminate flooring and is fitted with a range of base and wall mounted units with tiled splashbacks, space and plumbing for a washing machine, dishwasher and cooker. Extractor hood, single sink with drainer and mixer tap, upvc double glazed window to the rear and a UPvc double glazed back door that leads into the rear of the property that houses the outhouses. There is a small storage cupboard which is suitable for a fridge freezer.

### **Ground Floor Wc**

Ground floor wc is situated in one of the outhouses and has a low level wc. Next to the ground floor wc is a storage cupboard.

### **Storage Room**

The storage room offers a versatile space, having previously been a ground floor bathroom this space offers flexibility and could be utilised as a storage room, ground floor shower room or utility room!

### **Bedroom One**

Bedroom one has a upvc double glazed window to the front, a vertical radiator and carpeted flooring.

### **Bedroom Two**

Bedroom two has carpeted flooring, upvc double glazed window to the rear and a radiator.

### **Bedroom Three**

Bedroom three has carpeted flooring, upvc double glazed window to the rear and a radiator.

### **Bathroom**

The newly fitted bathroom offers a three-piece suite including bath with mixer tap shower over, hand wash basin with vanity unit underneath and a low flush wc. UPvc double glazed window to the front.

### **Outside**

To the rear of the property is a generously sized garden which is laid to lawn and fenced to boundaries, along with a patio seating area. To the front of the property is a driveway providing offroad parking for one vehicle.





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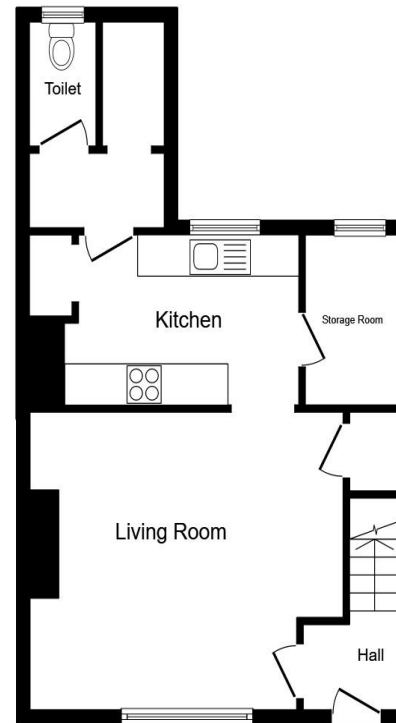
- Ideal First Time Buy
- Three Well-Proportioned Bedrooms
- Fitted Kitchen
- Newly Fitted Family Bathroom
- Driveway Parking

Tenure: Freehold EPC Rating: C

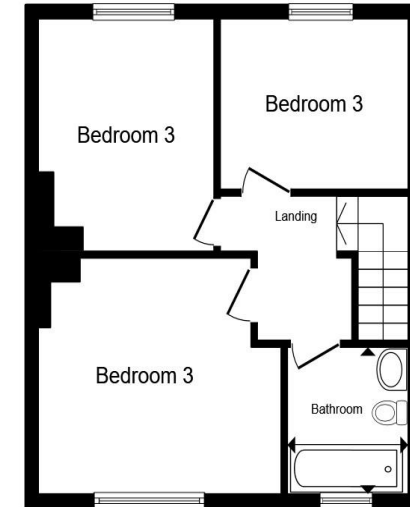
Council Tax Band: B

offers over

**£190,000**



**Ground Floor**



**First Floor**

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