



Sinclair

12 Harlequin Road, Sileby, LE12 7UR

£270,000

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



## Property at a glance

- Three Double Bedrooms
- Garage & Driveway
- Close To Amenities
- Council Tax Band\*: C
- Semi-Detached House
- Private Rear Garden
- Gas Central Heating
- Price: £270,000

## Overview

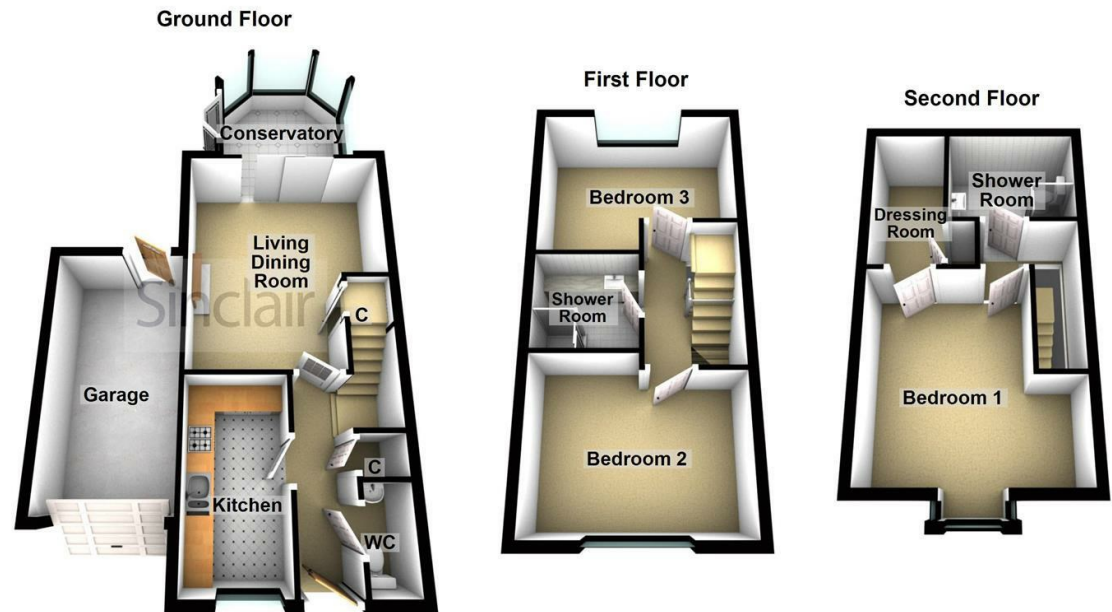
This THREE DOUBLE BEDROOM SEMI DETACHED PROPERTY comes to the market occupying a pleasant position within a cul de sac setting. In brief the accommodation comprises entrance hall downstairs wc, kitchen, living/dining room which opens to a conservatory overlooking the lovely rear garden. Stairs rising to the first floor give way to two double bedrooms, bathroom and to the second floor there is bedroom one and a further shower room and landing space. Externally the plot allows for a generous driveway, attached garage and good sized rear garden. EPC tbc.

## 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 are 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

### GROUND FLOOR

#### Entrance Hall

Entered through a composite front door with inset opaque glass panel, inset footwell, timber effect flooring, coving and storage cupboard.

#### Downstairs WC

2'9 x 5'10 (0.84m x 1.78m)

Low level flush wc, vanity wash hand basin with cupboards under, tiled splash backs, uPVC double glazed opaque window to front.

#### Kitchen

6'2 x 12'1 (1.88m x 3.68m)

Having a range of wall and base units with rolled edge worksurface, electric oven, four ring gas hob, one and a half stainless steel sink drainer unit, uPVC double glazed window to front with tiled window sill, space for fridge/freezer, tiled effect vinyl flooring and radiator.

#### Living/ Dining Room

9'5 (12'10 max) x 15'3 (2.87m (3.91m max) x 4.65m)

Enjoying a fireplace with stone hearth, coving, two pendant light, understairs storage cupboard, patio doors entering the conservatory.

#### Conservatory

9'2 x 9 (2.79m x 2.74m)

uPVC double glazed construction, French doors to the garden wall lighting and has been fitted with a pitched tiled roof providing a more useable space all year round.

### FIRST FLOOR LANDING

Stairs rising to the first floor giving way to two double bedrooms, bathroom and further stairs leading to the second floor.

#### Bedroom Two

13 x 10'6 (3.96m x 3.20m)

Enjoying uPVC double glazed window out to the rear garden, pendant light and radiator.

#### Bedroom Three

13 x 10'3 (3.96m x 3.12m)

Having two uPVC double glazed windows to the front elevation, pendant light and radiator.

#### Bathroom

6'2 x 6'5 (1.88m x 1.96m)

This three piece suite comprises a vanity wash hand basin with storage cupboards below, thermostatic shower enclosure with glass screen, low level wc, extractor fan, wet room flooring, radiator and further built in storage.

### SECOND FLOOR

#### Bedroom One

12'11 (9'4 min) x 12'8 (6'1 min) (3.94m (2.84m min) x 3.86m (1.85m min))

Having uPVC double glazed window to the front elevation, pendant lighting, radiator, loft hatch (partly boarded with ladder) and access to dressing area.

Dressing area has pendant lighting, radiator and a storage cupboard housing the hot water cylinder.

#### Shower Room

8'1 x 6'1 (2.46m x 1.85m)

This three piece suite comprises, corner shower enclosure with thermotic shower over, low level push button wc, pedestal wash hand basin with mixer tap. Also having a double glazed velux window, heated chrome towel rail, extractor fan, shaver point, part tiled walls and tiled flooring.

### OUTSIDE

To the rear there is a paved path parting two area of lawn, timber built shed to the rear, metal fence surround, access to the garage and a host of shrubs and trees.

To the front there is a tarmac driveway providing off road parking, lawn area and paved path leading to the front door .

#### Garage

Benefitting from an electric roller door, personnel door, light and power.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## 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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## Referral Fee Disclosure

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## Thinking of Selling?

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