



Sinclair



8 Phoenix Drive, Sileby, Leicestershire, LE12 7QU

£187,000

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

## Property at a glance

- Popular Location
- Conservatory/ Garden Room
- End Town House
- Council Tax Band\*: B
- Tandem Driveway
- Combination Gas Boiler
- No Upward Chain
- Price: £187,000

## Overview

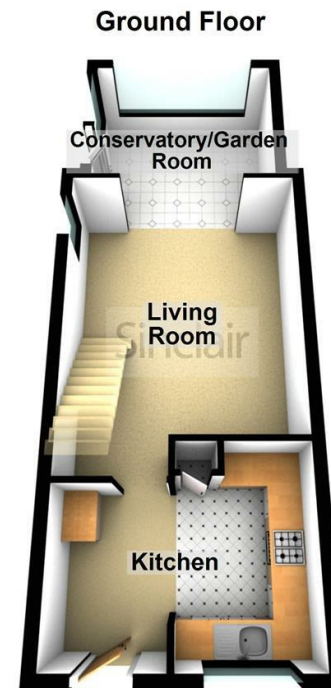
An ideal first time purchase or investment property occupying an end position with driveway to the front, side and rear gardens. The property has uPVC double glazing and a combination gas fed boiler and has accommodation comprising; re-fitted breakfast kitchen, lounge diner, conservatory/ garden room and on the first floor a landing gives way to two bedrooms and a re-fitted bathroom. Favoured residential location. Offered with NO UPWARD CHAIN.

## 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

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Refitted uPVC double glazed entrance door through to the refitted breakfast kitchen.

### BREAKFAST KITCHEN

12'4 x 9'8 (3.76m x 2.95m)

One and a half bowl single drainer stainless steel sink unit with chrome mixer tap over, plumbing for washing machine, tall standing unit to accommodate a fridge and freezer, small breakfast bar and contemporary style door accessing the living room.

### LIVING ROOM

14'7" x 12'5" max & 9'8" min (4.45m x 3.78m max & 2.95m min)

Re-laid carpets continuing to the conservatory/garden room, radiator, uPVC double glazed window to the side elevation, stairs accessing the first floor.

### CONSERVATORY/GARDEN ROOM

10'5" x 7'6" (3.18m x 2.29m)

The conservatory has a brick built base, uPVC double glazed construction with electric light and power, tall contemporary styled radiator and door to the side elevation accessing the garden.

### FIRST FLOOR

On the first floor a landing gives way to two bedrooms and a refitted bathroom. Loft access hatch . New floor coverings thoroughout.

### BEDROOM ONE

12'4" x 11'1" (3.76m x 3.38m)

uPVC double glazed window to the rear elevation, radiator, Re-fitted carpet. additional storage to the boxed stair recess.

### BEDROOM TWO

13'4" x 6' (4.06m x 1.83m)

uPVC double glazed window to the front elevation, radiator.

### BATHROOM

The bathroom has been refitted with a contemporary style white three piece suite comprising: L-shaped shower panel bath with a thermostatic shower and a central chrome mixer tap, shower screening, low flush wc and a vanity unit surmounted by a wash hand basin with cupboards under. Tiled splash backs, modern, chrome towel rail.

### OUTSIDE

The property occupies and end position and benefits from a tandem tarmacadam driveway providing off road car standing for two cars, slabbed pathway leading to the entrance and front garden. The front garden is low maintenance with graveled and slabbed area's, ornamental palm style plant and gated access leading to the side of the property and rear garden. To the side of the property is a timber built storage shed and slabbed and concrete hard standing area, path leading to the main rear garden which is laid to lawn, planting borders and timber screen fencing. There is a small patio area with pergola over.

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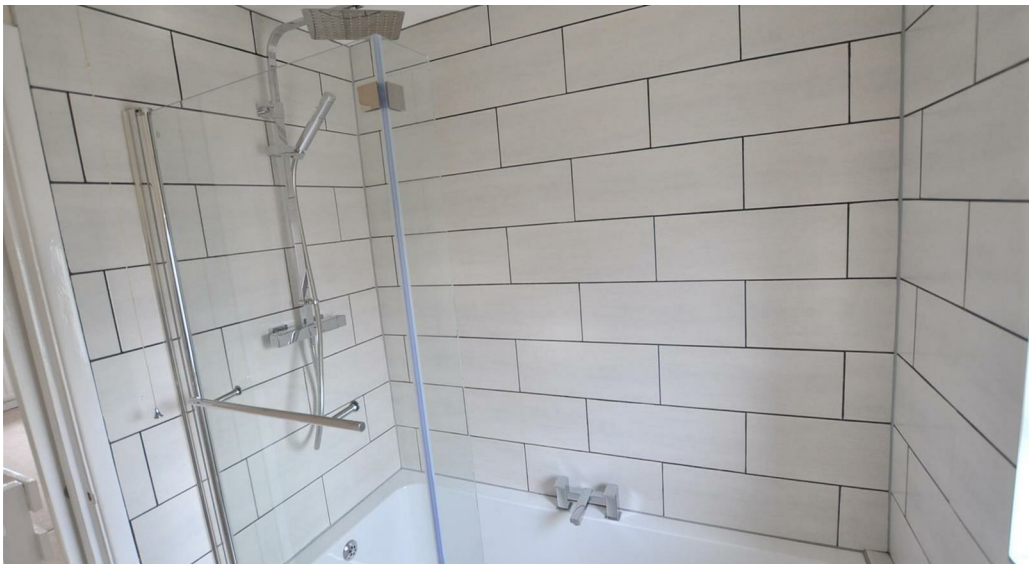




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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</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	

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

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* 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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Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

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## Thinking of Selling?

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**Sinclair**

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