





Park Road, Sileby Loughborough LE12 7TJ

welcome to

Park Road, Sileby Loughborough

A spacious and well-positioned two double bedroom detached bungalow occupying a generous plot in the highly sought-after village of Sileby. The property comprises kitchen, lounge, two well-proportioned bedrooms, bathroom, conservatory, a detached garage & a generous sized rear garden!

Hallway

The hallway provides access to the kitchen, lounge, two bedrooms and the bathroom. There is a loft hatch with access to the loft, a radiator and coving to the ceiling.

Kitchen

13' 4" x 10' 5" (4.06m x 3.17m)
The kitchen offers a range of wall and base units with work surfaces. There is ample room for appliances such as an integrated cooker with a separate four ring gas hob with a cooker hood over, space for a fridge/freezer, a stainless steel sink/drainer with a swan neck tap over, a radiator, a breakfast bar and a double glazed window which overlooks the side elevation.
The property is also accessed via the side door from the kitchen.

Lounge

17' 2" x 10' 10" (5.23m x 3.30m)
The lounge has wood laminate flooring, a radiator, coving to the ceiling television aerial point, double glazed windows and a double glazed door leading through to the conservatory.

Conservatory

17' 2" x 10' (5.23m x 3.05m)
A superb addition to the property, enjoying delightful views across the rear garden. The conservatory offers excellent versatility and would make an ideal second sitting area, dining space, garden room or home office. Doors provide direct access to the patio and garden beyond.

Bedroom One

16' 10" x 14' 1" (5.13m x 4.29m)
The principle bedroom has fitted wardrobes and plenty of space for additional bedroom furniture. There are double glazed windows to the front and side elevations, carpeted flooring, a radiator and coving to the ceiling.

Bedroom Two

13' 4" x 9' 4" (4.06m x 2.84m)
Bedroom two has carpeted flooring, a double glazed window to the side elevation, a radiator, fitted wardrobes and coving to the ceiling.

Bathroom

9' 1" x 6' 4" (2.77m x 1.93m)
The bathroom comprises a shower cubicle, a wash hand basin and WC. Additionally, the bathroom houses the boiler and provides plumbing for a washing machine.

Outside

To the front of the property is a tandem style driveway providing off-road parking and access to the garage.

The rear garden offers a lawned area, patio seating area, greenhouse, timber garden room/shed and well-stocked borders.









Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Park Road, Sileby Loughborough

- Detached bungalow
- Two well-proportioned bedrooms
- Off road parking & garage
- Lounge & conservatory
- Generous size rear garden

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers over

£270,000



Total floor area 103.2 m² (1,111 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
LBH116158 - 0003

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