



Jubilee Avenue, Sileby



£210,000

- THREE BEDROOM PROPERTY
- GENEROUS GARDEN
- WORKSHOP WITH POWER
- FEATURE KITCHEN DINER
- REFITTED SHOWER ROOM
- OFF ROAD PARKING
- FREEHOLD
- EPC rating D



This deceptive, particularly well presented mid row, three bedroom property has many features including a full width refitted kitchen diner, rear conservatory, long garden with substantial workshop and a feature shower room.

The accommodation is broader at first floor than ground floor (special attention should be made to the floorplan to fully appreciate the size of space on offer).

Initially on entry via a replacement composite door, the hallway with attractive tiled floor, under stairs storage in two compartments, the larger of which has light and a side elevation window.

The lounge has an attractive half bay window and a decorative fireplace and bevelled edge laminate flooring.

The kitchen diner is split in to two distinct sections, to the kitchen area a built in double oven and grill and a Neff four ring gas hob, built in dishwasher and washing machine. A range of built in cupboards provide ample storage, the splash backs are in an on trend metro style, brushed metal electrical sockets continue the contemporary theme. To the dining section, extra natural lighting is provided by the double doors to the conservatory, further work surface and base and eye level cupboards with space for an American style fridge freezer. Lighting for both areas is LED.



The conservatory is well proportioned and has a central heating radiator with double doors out to the patio.

At first floor, the landing has space for storage. The main bedroom is to the front and is above the lounge with a half bay window and a feature wall with wood panelling. Bedroom two is a clear double again with wood panelling and a cupboard discreetly houses the Worcester Bosch combination gas central heating boiler and there are views over the feature garden.

Bedroom three like the shower room benefits from going over the alleyway, so broader than perhaps expected and has recessed LED lights. The shower room itself is fully tiled and has a polished metal ladder design centrally heated towel rail.

Outside, at the front, the low maintenance paved garden provides an off road car parking space with an alley way leading to the rear via a timber gate. At the rear, beyond the conservatory, a paved patio then slabs lead to a further paved section with an area of coloured stone with a central path, picket fencing leads to the very rear of the garden which is mainly laid to lawn. The workshop spans virtually the full width of the garden and is provided with power and light.

The property is ideal for the first time buyer, family, professionals or perhaps investor. A cul-de-sac location with excellent communication links.

To find the property, from the centre of Sileby proceed along King Street which after the roundabout becomes Seagrave Road. At the top of the hill and at the next roundabout, turn left into Jubilee Avenue. The property is situated on the left hand side.



HALL

LOUNGE 4.06m x 3.26m (13'4" x 10'8")

KITCHEN DINER 4.94m x 2.81m (16'2" x 9'2")

CONSERVATORY 2.66m x 2.59m (8'8" x 8'6")

FIRST FLOOR LANDING 2.61m x 2.21m (8'7" x 7'4")

BEDROOM ONE 4.11m x 3.26m (13'6" x 10'8")

BEDROOM TWO 3.26m x 2.91m (10'8" x 9'6")

BEDROOM THREE 2.21m x 1.9m (7'4" x 6'2")

SHOWER ROOM 2.21m x 1.75m (7'4" x 5'8")





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B.

DISCLAIMER

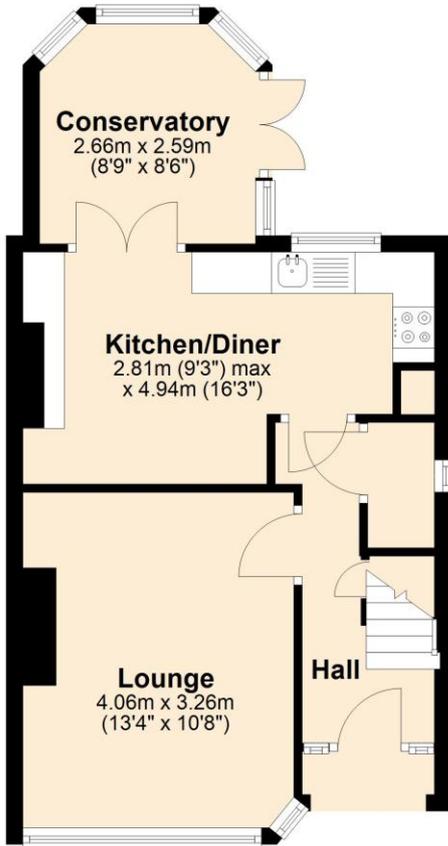
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REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

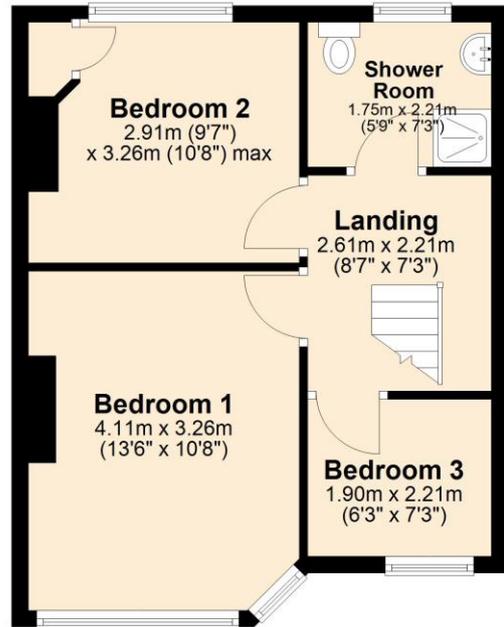
Ground Floor

Approx. 40.5 sq. metres (436.2 sq. feet)

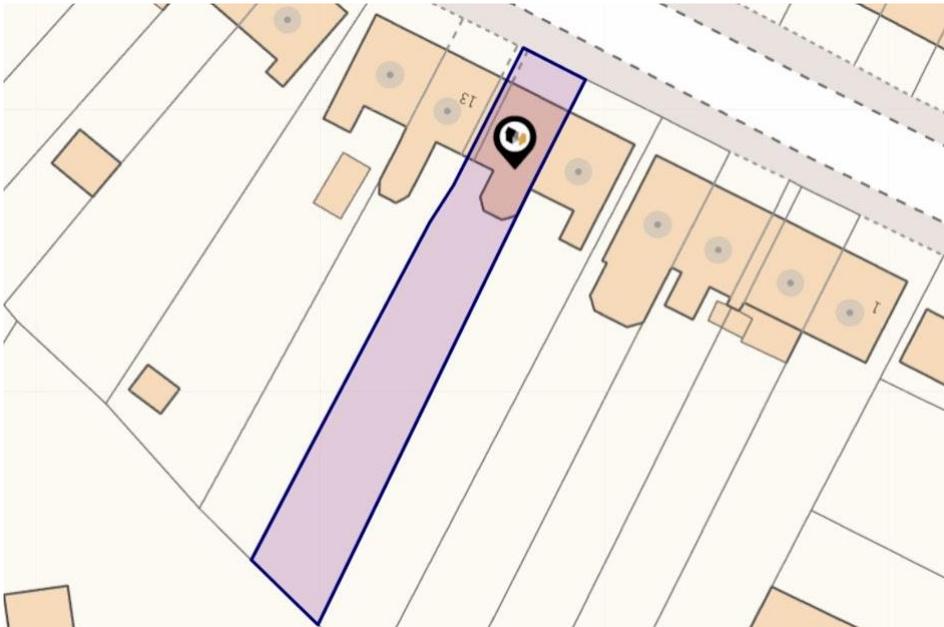


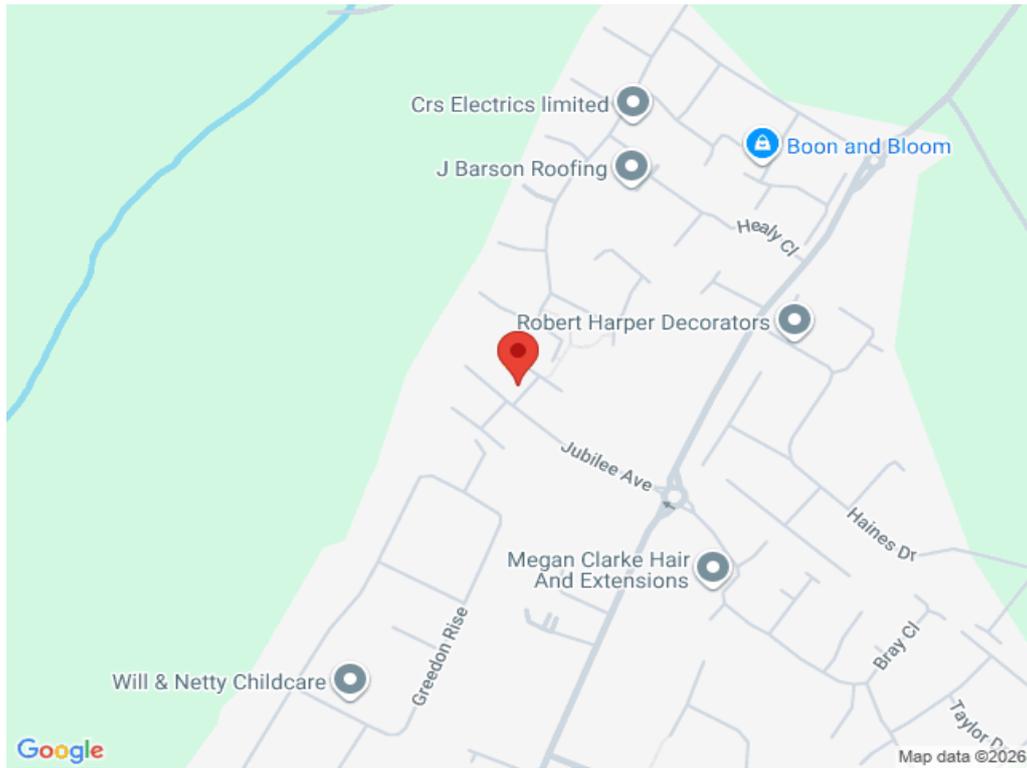
First Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



Total area: approx. 78.4 sq. metres (843.9 sq. feet)





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