



Sinclair

25 Highreeds End, Sileby, Leicestershire, LE12 7WN

£254,000

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

## Property at a glance

- Head of Cul De Sac Position
- Re-Fitted Bathroom
- Oversized Detached Garage
- Council Tax Band\*: B
- Downstairs WC
- Fitted Dining Kitchen
- Private Rear Garden
- Price: £254,000

## Overview

Enjoying a private larger than average garden with additional ground housing a double garage with electric up and over door and further private parking; this three bedroom semi detached modern property occupies a pleasant position at the head of a favoured cul de sac and estate. In brief the accommodation comprises entrance hall, downstairs cloakroom / WC, living room, open plan style dining kitchen and on the first floor a landing gives way to three bedrooms with built in cupboards to the master and bedroom three, and there is a re-fitted contemporary family bathroom.

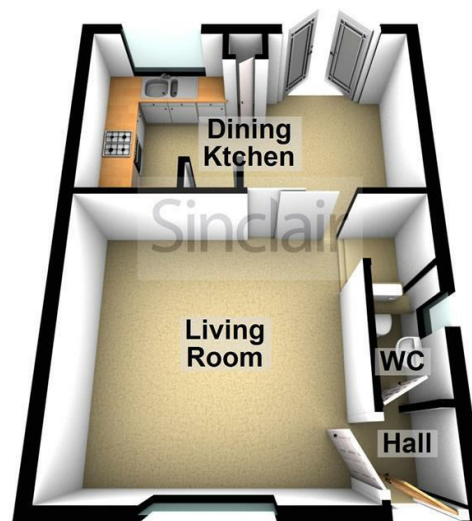
## Location\*\*

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.

**Ground Floor**



**First Floor**



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## Detailed Accommodation

uPVC double glazed entrance door with inset security spy hole through to the entrance hall.

### Hallway

The entrance hall has cloaks hanging space, radiator, door accessing the downstairs cloaks / WC and living room.

### Downstairs WC

The downstairs cloakroom / WC is fitted with a modern white two piece suite comprising: low flush WC with push button flush, radiator, wash hand basin and uPVC double glazed opaque glass window to the side elevation. Cloaks hanging space.

### Living Room

13'3" x 12'11" (4.04 x 3.96)

uPVC double glazed window to the front elevation, two radiators, staircase accessing the first floor and door through to the dining room.

### Open Plan Dining Kitchen

8'2" x 17'0" (2.49m x 5.20m)

The kitchen is fitted with contemporary styled units, single drainer stainless steel one and a half bowl sink unit with chrome mixer tap over and cupboard under, additional cupboards have been added, stainless steel gas hob, further integral appliances including a slimline dishwasher, fridge, freezer and an eye level Zanussi oven. There is useful shelving storage to the side of the fridge freezer, wall mounted concealed gas boiler and uPVC double glazed window to the rear elevation overlooking the garden. The dining area has double french patio doors accessing the garden and there is a sliding door to the living room.

### First Floor

On the first floor a landing gives way to three bedrooms and a family bathroom. uPVC double glazed window to the side elevation, loft access hatch and a storage cupboard.

### Bedroom One

10'0" x 8'9" (3.05 x 2.67)

uPVC double glazed window to the rear elevation overlooking the garden, radiator.

### Bedroom Two

7'10" x 10'5" (2.41 x 3.20)

uPVC double glazed window to the front elevation. Radiator.

### Bedroom Three

8'2" x 7'6" (2.49 x 2.29)

uPVC double glazed window to the rear elevation overlooking the garden, radiator and a built in storage cupboard.

### Re-Fitted Bathroom

The family bathroom is re-fitted with a white contemporary three piece suite comprising: panel bath with thermostatic shower over, shower screening, low flush WC with push button flush, wash hand basin surmounted to a vanity unit with storage under and with chrome mixer tap over, tiled splash backs, heated chrome towel rail, uPVC double glazed opaque glass window to the front elevation.

### Outside

The garden, position and plot is a particular feature of sale. There is a small front garden, pathway to the side leading to the main rear garden.

The rear garden is larger than average for the estate and enjoys privacy to the rear aspect, again rare for the newer estate. The garden has a slabbed patio area to the rear of the property with electric outside power and water tap. Timber screen fencing, shaped lawn with pebbled borders and a timber built shed in addition to an outside raised decking and covered seating area. Pathway leading to the parking. Being located at the head of the cul de sac.

The property also enjoys additional ground which houses a double garage added by the current vendors and comes with electric with a separate fuse box/ consumer unit, electric up and over door. There is further private parking in front of the garage. On street parking, permit not required



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## Energy Efficiency Rating

|   | Current                 | Potential   |
|---|-------------------------|---|
| Very energy efficient - lower running costs |                         |   |
| (92 plus) <b>A</b>                          |                         |   |
| (81-91) <b>B</b>                            |                         |   |
| (69-80) <b>C</b>                            | 76                      | 81  |
| (55-68) <b>D</b>                            |                         |   |
| (39-54) <b>E</b>                            |                         |   |
| (21-38) <b>F</b>                            |                         |   |
| (1-20) <b>G</b>                             |                         |   |
| Not energy efficient - higher running costs |                         |   |
| <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

## 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.

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## Photographs

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## Money Laundering

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.

## Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the It should be noted by Prospective Purchasers that there is a maintenance charge of £150.00 per annum payable for the upkeep of communal areas and park (Meadfleet Maintenance)

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## Thinking of Selling?

For a free valuation of your property with no obligation  
call Sinclair on 01509 812777



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