



Wellbrook Avenue, Sileby Loughborough LE12 7QQ

welcome to

Wellbrook Avenue, Sileby Loughborough

This superb three bedroom mid-terrace home, located in the sought-after Charnwood village of Sileby. Internal viewing is highly recommended to appreciate the accommodation on offer,

Entrance

Entrance is via a upvc double glazed front door with stairs off to the first floor and a door leading to the lounge.

Lounge

Lounge has a UPVC double glazed window to the front, laminate flooring, a vertical radiator, television aerial point, timber beams to the ceiling and a door that leads into the kitchen. Having been replastered and re painted this room offers a light filled, clean finish to the main living area.

Kitchen

The Kitchen has wood effect laminate flooring and is fitted with a range of base and wall mounted units with tiled splashbacks, space and plumbing for a washing machine, dishwasher and cooker. Extractor hood, single sink with drainer and mixer tap, upvc double glazed window to the rear and a UPVC double glazed back door that leads into the rear of the property that houses the outhouses. There is a small storage cupboard which is suitable for a fridge freezer.

Ground Floor Wc

Ground floor wc is situated in one of the outhouses and has a low level wc. Next to the ground floor wc is a storage cupboard.

Storage Room

The storage room offers a versatile space, having previously been a groundfloor bathroom this space offers flexibility and could be utilised as a storage room, ground floor shower room or utility room!

Bedroom One

Bedroom one has a upvc double glazed window to the front, a vertical radiator and carpeted flooring.

Bedroom Two

Bedroom two has carpeted flooring, upvc double glazed window to the rear and a radiator.

Bedroom Three

Bedroom three has carpeted flooring, upvc double glazed window to the rear and a radiator.

Bathroom

The newly fitted bathroom offers a three piece suite including bath with mixer tap shower over, hand wash basin with vanity unit underneath and a low flush wc. UPVC double glazed window to the front

Outside

To the rear of the property is a generously sized garden which is laid to lawn and fenced to boundaries, along with a patio seating area. To the front of the property is a driveway providing offroad parking for one vehicle.





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welcome to

Wellbrook Avenue, Sileby Loughborough

- Ideal First Time Buy
- Three Well-Proportioned Bedrooms
- Fitted Kitchen
- Newly Fitted Family Bathroom
- Driveway Parking

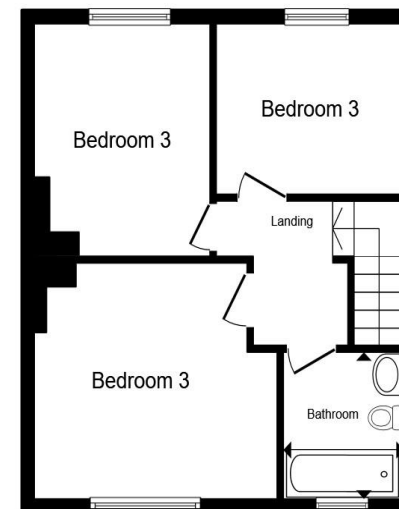
Tenure: Freehold EPC Rating: C

Council Tax Band: B

£200,000



Ground Floor



First Floor

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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Property Ref:
LBH115815 - 0004

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