

# Sinclair

Sinclair  
01509 812777

FOR SALE

26 Avenue Road, Sileby

Loughborough

WARDS CRESCENT

£229,950

## 26 Avenue Road

Sileby, Loughborough

Occupying a corner position and offered with no upward chain, this three bedroom traditionally styled bay fronted semi-detached property offers rea...

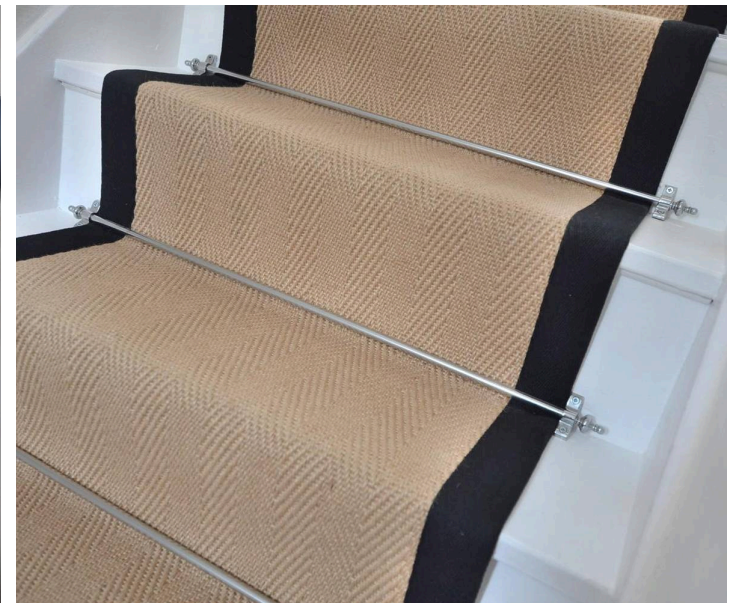
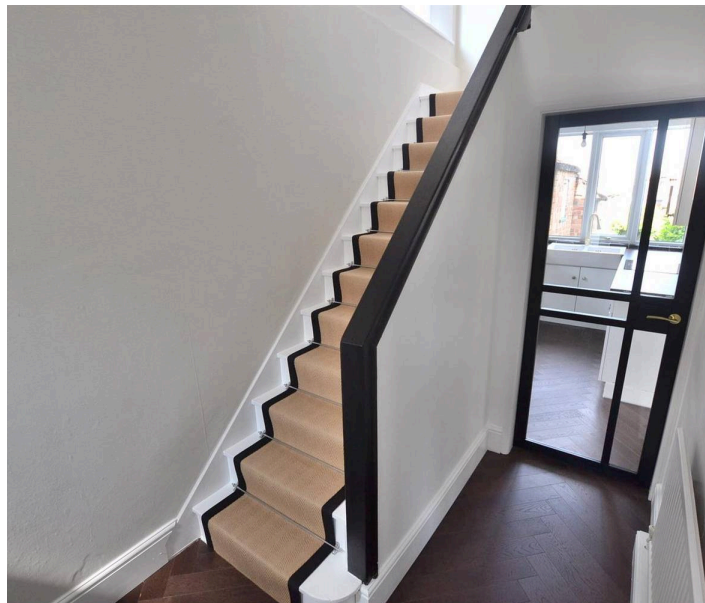
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Offered with no Upward Chain
- Traditional Bay Fronted
- Redecorated Throughout
- Garaging to rear.
- Corner Position
- Brick Out Stores and Workshop



## DETAILED ACCOMMODATION

There is an arched storm porch with electric light and modern entrance door leading through to the reception hall.

### Reception Hall

Herring bone style flooring, stairs accessing the first floor with carpet rods, a metre cupboard, uPVC double glazed opaque glass window, radiator and door accessing the fitted kitchen.

### Fitted Kitchen

10' 11" x 6' 7" (3.33m x 2.01m)

A double Belfast style sink with swan neck style mixer tap over and cupboards under, fitted units to the wall and base, work surface, electric induction hob with oven under, plumbing for washing machine, uPVC double glazed window overlooking the garden, door and adjacent window accessing the side lean-to area. There is also a door leading to the lounge diner.

### Lounge Diner

21' 8" x 12' 1" (6.60m x 3.68m)

21'8 x 12'1 max 11'2 min (side of chimney breast) uPVC double glazed walk in bay window, two radiators, uPVC double glazed French patio doors overlooking and accessing the garden.



### First Floor

Landing with wood strip flooring and panel doors gives way to three bedrooms and bathroom with white modern three piece suite.

#### Bedroom One

12' 9" x 11' 6" (3.89m x 3.51m)

uPVC double glazed bay window, radiator.

#### Bedroom Two

11' 1" x 11' 6" (3.38m x 3.51m)

uPVC double glazed window overlooking the garden, radiator.

#### Bedroom Three

7' 6" x 6' 7" (2.29m x 2.01m)

uPVC double glazed window, radiator.

#### Bathroom

Fitted with a white three piece suite comprising panel bath with shower over, screen and chrome mixer tap, low flush WC and pedestal wash hand basin. Airing cupboard housing the hot water cylinder, uPVC double glazed opaque glass window and heated chrome towel rail. Tiled floor.





## GARDEN

The property occupies a corner position with iron railing and brick wall boundary, there is a fore garden with mature shrubs and gated access to the side. To the side there is a lean-to area with electric light and power and water connections, this accesses two brick built stores, one of which has a water feed and could be utilised as a utility room. To the rear of the property is a patio area with steps down to a brick built workshop and main garden.

## Garage

Single Garage

The garage is brick built and detached with gated access.

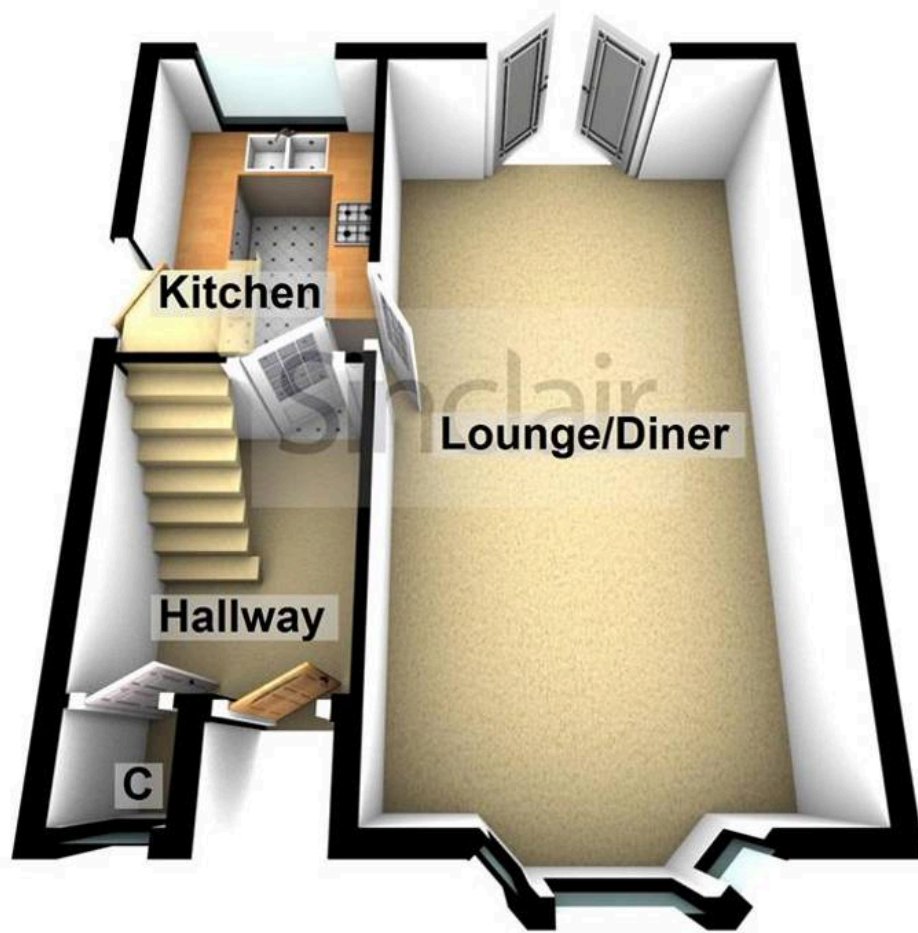
## Brick Built Workshop

12' 4" x 7' 5" (3.76m x 2.26m)

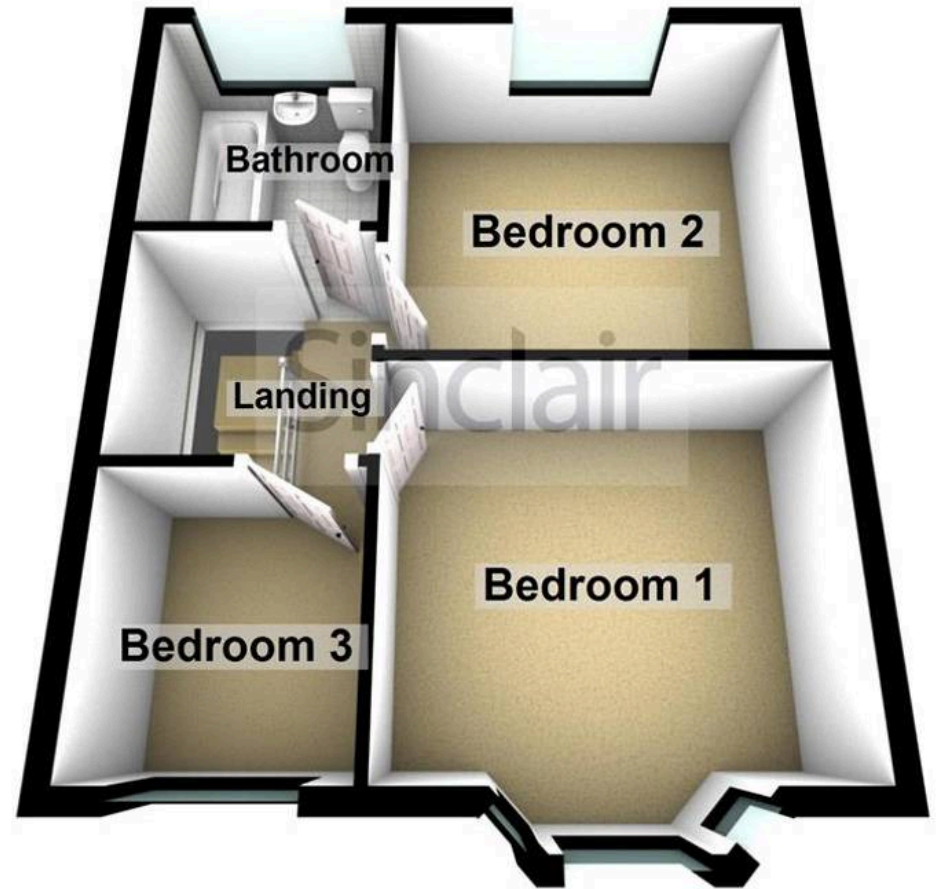
With electric light and power, a pitched roof. The main garden is laid to lawn with slabbed pathways, planting borders, a variety of mature plants, shrubs and trees, a timber-built shed, and gated access leading to the garage.



## Ground Floor



## First Floor





## Sinclair Estate Agents

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