



NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986

Homefield Road, Sileby, LE12 7TG

Offers Around £245,000

173 Homefield Road, Sileby, LE12 7TG

A spacious semi-detached bungalow, located in the popular village of Sileby, offered for sale with no upward chain. The property enjoys open views to the rear across the Leicestershire countryside and benefits from off-road parking, a single garage, gas central heating, and double-glazed windows.

Inside, the light and airy accommodation comprises a generous entrance hall, an open-plan lounge/diner with a front-facing window, sliding patio doors to the rear garden, and a newly fitted (March 2025) remote-control gas fire. There is also a fitted kitchen, a conservatory, two double bedrooms with built-in wardrobes, and a four-piece bathroom suite.

Externally, the property boasts a good-sized, low-maintenance rear garden, together with a low-maintenance front garden and driveway providing off-road parking, which leads to a single garage with an up-and-over door, power, and lighting.

Please note: This property was originally built as a three-bedroom home. One of the bedrooms, located next to the lounge, has since been converted into a dining area, creating a more spacious lounge/diner. In our opinion, this room could easily be converted back into a bedroom should the new owner wish to do so.

Contact our office today for more information.



Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : C

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their

identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





