

# Sinclair



12 Harlequin Road, Sileby

Loughborough

£270,000

# 12 Harlequin Road

Sileby, Loughborough

Three double bedroom semi in cul-de-sac with kitchen, living/dining room, conservatory, two bathrooms, garage, driveway, and large rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Semi-Detached House
- Private Rear Garden
- Close To Amenities
- Three Double Bedrooms
- Garage & Driveway
- Gas Central Heating



### Entrance Hall

Entered through a composite front door with inset opaque glass panel, inset footwell, timber effect flooring, coving and storage cupboard.

### Downstairs WC

2' 9" x 5' 10" (0.84m x 1.78m)

Low level flush wc, vanity wash hand basin with cupboards under, tiled splash backs, uPVC double glazed opaque window to front.

### Kitchen

6' 2" x 12' 0" (1.88m x 3.66m)

Having a range of wall and base units with rolled edge worksurface, electric oven, four ring gas hob, one and a half stainless steel sink drainer unit, uPVC double glazed window to front with tiled window sill, space for fridge/freezer, tiled effect vinyl flooring and radiator.

### Living/ Dining Room

9' 5" x 15' 3" (2.87m x 4.65m)

Enjoying a fireplace with stone hearth, coving, two pendant light, understairs storage cupboard, patio doors entering the conservatory.

### Conservatory

9' 1" x 8' 11" (2.77m x 2.72m)

uPVC double glazed construction, French doors to the garden wall lighting and has been fitted with a pitched tiled roof providing a more useable space all year round.

### FIRST FLOOR LANDING

Stairs rising to the first floor giving way to two double bedrooms, bathroom and further stairs leading to the second floor.



**Bedroom Two**

12' 11" x 10' 6" (3.94m x 3.20m)

Enjoying uPVC double glazed window out to the rear garden, pendant light and radiator.

**Bedroom Three**

12' 11" x 10' 2" (3.94m x 3.10m)

Having two uPVC double glazed windows to the front elevation, pendant light and radiator.

**Bathroom**

6' 2" x 6' 5" (1.88m x 1.96m)

This three piece suite comprises a vanity wash hand basin with storage cupboards below, thermostatic shower enclosure with glass screen, low level wc, extractor fan, wet room flooring, radiator and further built in storage.

**Bedroom One**

12' 11" x 12' 8" (3.94m x 3.86m)

Having uPVC double glazed window to the front elevation, pendant lighting, radiator, loft hatch (partly boarded with ladder) and access to dressing area. Dressing area has pendant lighting, radiator and a storage cupboard housing the hot water cylinder.

**Shower Room**

8' 0" x 6' 0" (2.44m x 1.83m)

This three piece suite comprises, corner shower enclosure with thermotic shower over, low level push button wc, pedestal wash hand basin with mixer tap. Also having a double glazed velux window, heated chrome towel rail, extractor fan, shaver point, part tiled walls and tiled flooring.







## **GARDEN**

To the rear there is a paved path parting two area of lawn, timber built shed to the rear, metal fence surround, access to the garage and a host of shrubs and trees.

## **GARAGE**

Single Garage

Benefitting from an electric roller door, personnel door, light and power.

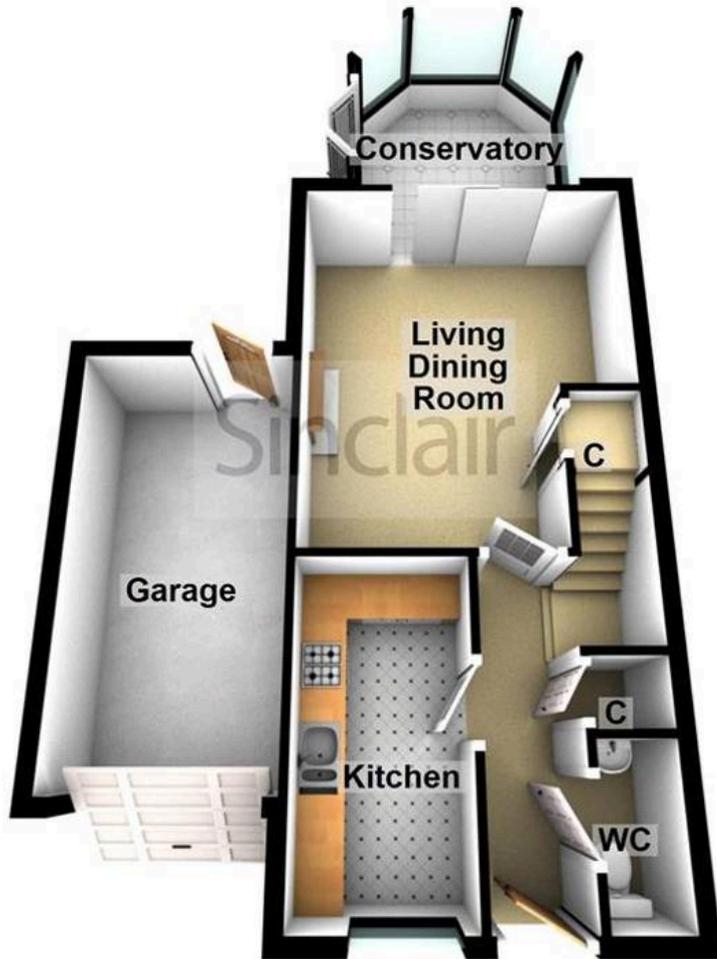
## **DRIVEWAY**

1 Parking Space

To the front there is a tarmacadam driveway providing off road parking, lawn area and paved path leading to the front door.



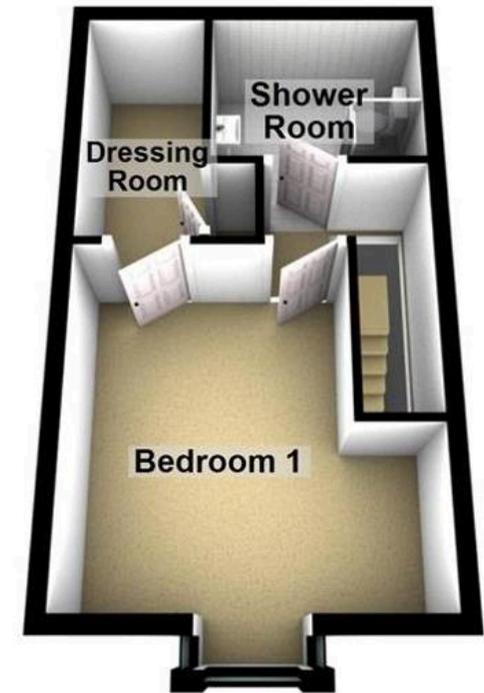
Ground Floor



First Floor



Second Floor





## Sinclair Estate Agents

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