



Sinclair

23 Peashill Close, Sileby, Leicestershire, LE12 7PT

£229,950

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Property at a glance

- Extended Bungalow
- Field Views To Rear
- Ample Parking
- Council Tax Band*: C
- Flexible Accommodation
- Private Feature Gardens
- Cul De Sac Setting
- Price: £229,950

Overview

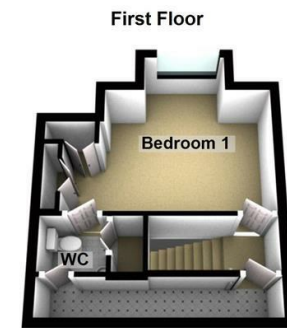
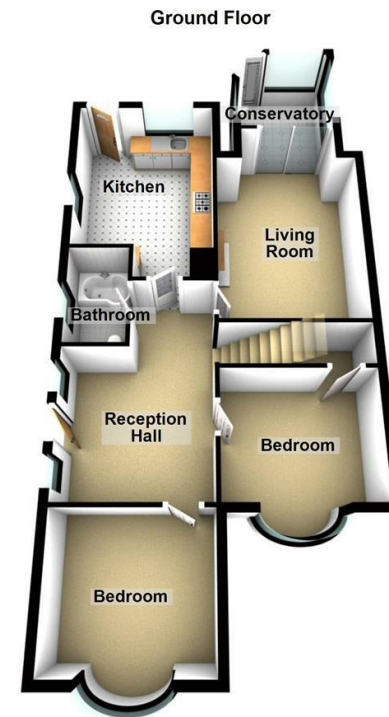
An immaculate extended three bedroom dormer bungalow offers flexible accommodation throughout and enjoys a private rear aspect. The accommodation in brief comprises: A lovely open reception hall which gives way to a living room with wood burning stove, conservatory, fitted dining kitchen, two downstairs bedrooms and bathroom. The first floor opens to the master bedroom with views to rear and an en suite w.c. The property has a pleasant frontage with block paved driveway providing ample off road car standing which continues to the garage beyond. The rear gardens are mature private and are a particular feature of sale.

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.



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Detailed Accommodation

DETAILED ACCOMMODATION

Covered and arched porch area with uPVC double glazed door inset leaded light and double glazed windows and adjacent matching windows through to the reception hall.

RECEPTION HALL

The reception hall overall measurements: 15'1" x 8'8". Radiator, dado railing, door to the living room with conservatory off, fitted dining kitchen, bathroom and two bedrooms, stairs to the first floor and a further radiator.

LIVING ROOM

14'11" x 10'11" (4.55m x 3.33m)

Feature fireplace with brick surround, tiled hearth surmounted by a wood burning stove, solid timber wooden over mantel, two radiators and double glazed sliding doors accessing the conservatory.

CONSERVATORY

The conservatory has solid base and is of timber framed double glazed construction with door and windows overlooking and accessing the rear garden, pitched roof with inset spotlights.

DINING KITCHEN

15'1" x 10'9" (4.60m x 3.28m)

(Including room entry)

The kitchen has a single drainer stainless steel sink unit with mixer tap over and cupboards under, ample range of fitted units to the wall and base, roll edge work surface and tiled surround, plumbing for washing machine, under unit space for additional appliances, space for a range oven with extractor canopy hood over, radiator and uPVC double glazed windows to side and rear elevations, the rear enjoying views of the garden and fields beyond. There is a door accessing the rear patio.

DOUBLE BEDROOM

10'7" x 9'9" (3.23m x 2.97m)

uPVC double glazed bow window to the front elevation. Radiator.

BEDROOM THREE

11' x 8'11" (3.35m x 2.72m)

uPVC double glazed bow window to the front elevation, built in walk in wardrobe / cupboard. Radiator.

BATHROOM

The bathroom is fitted with a white three piece suite comprising: P shaped panel bath with shower screening and centre mounted chrome mixer tap. Vanity unit with inset wash hand basin with chrome mixer tap, storage cupboard and drawers under, concealed cistern, low flush w.c with push button flush, wall mounted matching cabinets and mirror with spot down lights. uPVC double glazed opaque glass window to the side elevation.

ON THE FIRST FLOOR

On the first floor the landing area gives way to eaves storage and door accessing the main master bedroom.

MASTER BEDROOM

15'2" x 10'6" (4.62m x 3.20m)

uPVC double glazed dormer window to the rear elevation enjoying an outlook over the fields across to Rothley and Charnwood. Radiator, fitted beech effect wardrobe / cupboard with matching chest of drawers and door accessing the en suite / w.c.

EN SUITE / W.C

The en suite w.c is fitted with a corner wash hand basin with cupboards under, low flush w.c., doors accessing a storage cupboard with shelving and a further door access the eaves storage.

OUTSIDE

The property has a pleasant frontage offering low maintenance and ample off road parking including caravan storage if required. The frontage and drive has been blocked paved and continues to the side of the property and garage. There is gated access leading to the rear.

The garage measures aprox 16' x 8' and has an up and over door electric light and power and a window and work bench to the rear elevation, personal access door leading to the rear garden.

The rear garden is a particular feature of sale enjoying a private rear aspect, slabbed patio area to the rear of the conservatory and dining kitchen, path leading to a timber built workshop with electric light and power. Further path leading to the greenhouse and a further slabbed area with timber built wood store. The garden is laid mainly to lawn with a variety of mature plants, shrubs and trees adding to the maturity.

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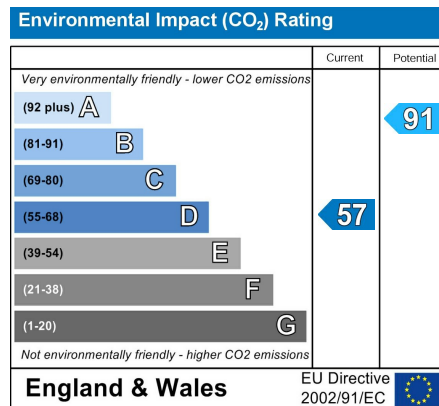
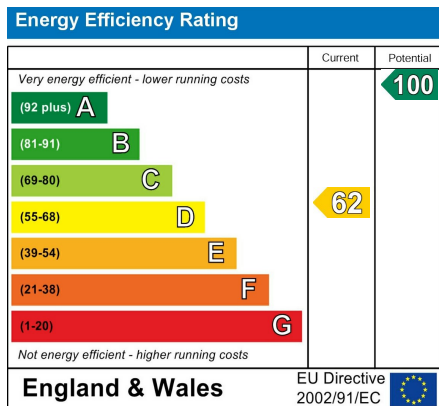
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Fixture & Fittings

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.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

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.

Tenure

We are advised by the vendor(s) that the premises are Freehold

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Thinking of Selling?
For a free valuation of your property with no obligation
call Sinclair Sibley on 01509 812777



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