



Sinclair

115 Homefield Road, Sileby, Leicestershire, LE12 7TG

£975

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Property at a glance

- Open Fields To Rear
- Three Bedrooms
- Refurbished throughout
- Council Tax Band*: B
- Generously Proportioned Garden
- Open Plan Style Dining Kitchen
- Sought after Location
- Price: £975

Overview

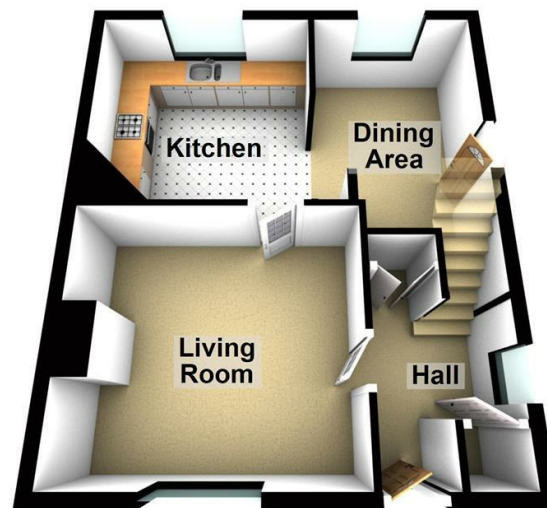
Traditionally styled three bedroom property enjoying a generously proportioned garden and lovely views across open fields to the rear. This ideal family home in brief comprises; reception hall, living room, open plan style dining kitchen with under stair storage. On the first floor a landing gives way to three bedrooms and a bathroom fitted with a white three piece suite. Outside there are gardens to the front and rear with driveway providing off road car standing.

Location**

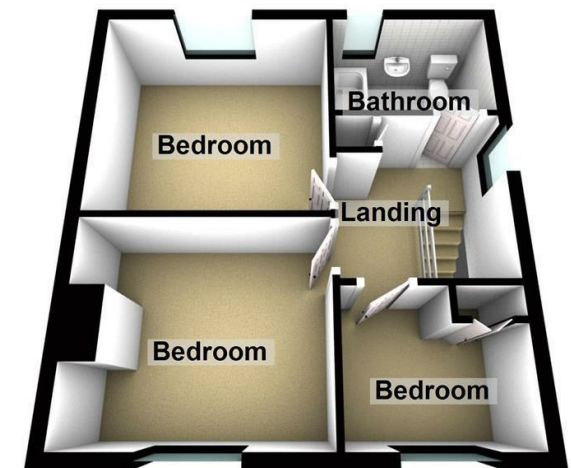


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Entrance

Has a uPVC double glazed entrance door with inset ornate window through to the reception hall.

Reception Hall

Has stairs accessing the first floor, a uPVC double glazed opaque glass window to the side elevation, built-in meter cupboard, radiator and door accessing the living room.

Living Room

13'4" x 12'0" (to side of chimney breast) (4.06m x 3.66m (to side of chimney breast))

Having a uPVC double glazed window to the front elevation, laminate flooring, radiator and a chimney breast with alcove recess and door accessing the open plan dining kitchen.

Kitchen Area

11'0" x 10'10" (3.35m x 3.30m)

Having a single drainer stainless steel sink unit with chrome mixer tap over and cupboards under, fitted gloss units to the wall base, rolled edge work surfaces and tiled surround. There is a stainless steel gas hob with oven under, stainless steel and glass extractor canopy hood over, plumbing for washing machine and fitted pan drawers. A uPVC double glazed window to the rear elevation overlooking the garden and enjoying views of open fields beyond, tiled flooring and open access to the dining room.

Dining Room

8'11" x 8'10" (2.72m x 2.69m)

Continued tiled flooring from the kitchen, radiator, uPVC double glazed window to the rear elevation overlooking the garden and enjoying open views of fields beyond. A door accesses the garden has open access to an understair storage area.

FIRST FLOOR

Landing

A landing gives way to three bedrooms and a bathroom.

Front Bedroom One

12'2" x 11'3" (measurements to side of chimney bre (3.71m x 3.43m (measurements to side of chimney bre)

Having uPVC double glazed windows to the front elevation. Radiator.

Bedroom Two

11'10" x 10'9" (3.61m x 3.28m)

Having a uPVC double glazed window to the front elevation overlooking the garden, pleasant outlook to open fields beyond. Radiator.

Bedroom Three

8'1" x 7'8" (measured to front of built-in cupboar (2.46m x 2.34m (measured to front of built-in cupbo)

Having a uPVC double glazed window to the front elevation. Radiator

Bathroom

The bathroom is fitted with a white three piece suite comprising; panel bath with shower over and shower screening, low flush WC with push button flush and a pedestal wash hand basin with chrome taps. There is a uPVC double glazed opaque glass window to the rear elevation, tiled flooring and walls.

OUTSIDE

Front

To the front of the property there is a driveway providing off road car standing with gated side access leading to a covered area to the side of the house which opens to the rear garden.

Rear Garden

The rear garden is generously proportioned with a pleasant outlook overlooking open fields beyond. There are patio areas and the main garden is laid to lawn.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Referral Fee Disclosure

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