



Heathcote Drive, Sileby

Loughborough, Leicestershire, LE12 7ND

£175,000



An ideal first purchase or buy to let investment, this two bedroom end terrace is located within walking distance to local School and enjoys a cul de sac position. Having been occupied by the same owner since 1987, the accommodation boasts an upgraded central heating boiler (Fitted 2022), with the layout offering an entrance porch, lounge, full width breakfast kitchen and conservatory. Upstairs you will find two double bedrooms and a contemporary fitted shower room. Occupying a larger than normal plot with the potential for extension or kerb drop subject to necessary consent, there are front and side lawned gardens with a landscaped garden at the rear. There is also a garage in a nearby block. An immediate viewing comes highly recommended.

Accommodation

Front entrance door opens into the:

Entrance Porch

With a built in cupboard and a door leading to the:

Lounge

13'9" x 13'9" (4.21m x 4.20m)

Offering a staircase rising to the first floor, central heating radiator, window to the front elevation, coving and wood effect flooring. A door leads to the:

Breakfast Kitchen

8'5" x 13'5" (2.59m x 4.11m)

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over, unit lighting and tiled splashbacks. Features include a built in oven, four ring gas hob with extractor hood above, inset sink and drainer, concealed wall mounted boiler (Fitted 2022) and space for appliances. Featuring a breakfast bar, there is tiled flooring, central heating radiator, window looking into the conservatory and a door leading to the:

Conservatory Extension

9'7" x 13'5" (2.93m x 4.10m)

A fantastic addition to the accommodation providing additional downstairs living space, perfect for formal dining. With two central heating radiators, wood effect flooring and dual aspect glazing. Doors open out into the garden.

Ground Floor WC

Comprising a wc and wash hand basin.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and a hatch to the loft space.

Bedroom One

10'10" x 10'5" not into robe (3.31m x 3.18m not into robe)

A double room offering a window to the front elevation, built in wardrobe, carpet flooring and a central heating radiator.

Bedroom Two

11'5" x 7'5" (3.48m x 2.28m)

A double room offering a window to the rear elevation, wood effect flooring and a central heating radiator.

Shower Room

6'2" x 5'9" (1.89m x 1.77m)

A contemporary fitted shower room comprising a walk in shower with rainfall head, wash hand basin and wc, with

complementary tiled walls and flooring. There is also a contemporary radiator, spotlighting, rear elevation window and an extractor fan.

Outside

Occupying a larger than normal corner plot with the potential for extension subject to necessary consent, there are front and side lawned gardens with a paved pathway giving access to the front door. There is also the potential to have the kerb dropped at the side to create a driveway adjacent to the accommodation subject to necessary consent. A side gate gives access to the rear garden which is fully enclosed and has been landscaped to provide a patio area adjacent to the accommodation ideal for outdoor sitting with steps rising to a gravelled and further paved area providing an additional entertaining space. There is also a brick built garage with an up-and-over door situated within close proximity to the property in a block.

Tenure & Council Information

We understand the property to be freehold with vacant possession upon completion. Charnwood Council - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents 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. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All

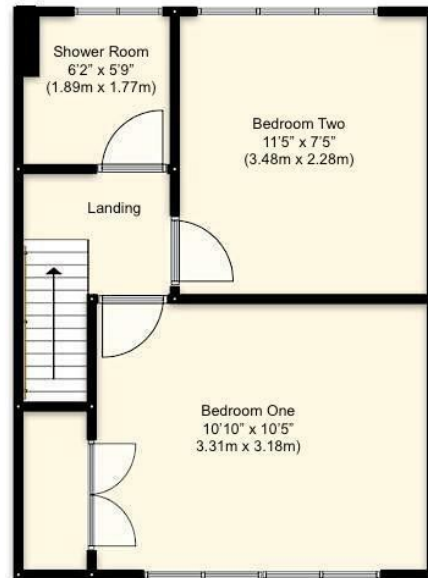
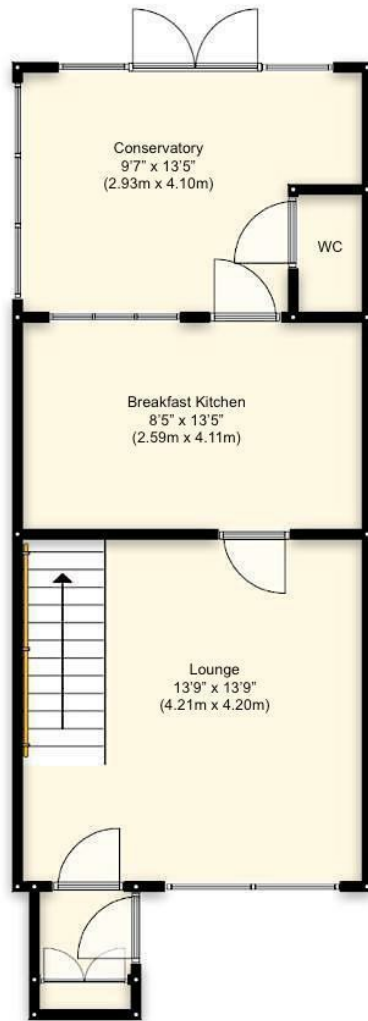
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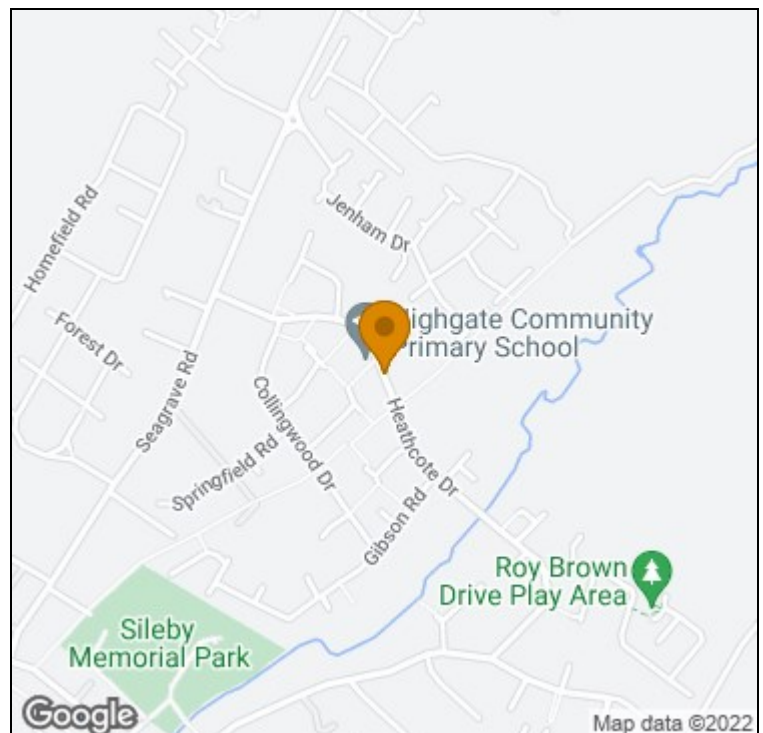
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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