



55 SEAGRAVE ROAD, SILEBY, LEICESTERSHIRE,  
LE12 7TW

OFFERS OVER  
£260,000



# 55 SEAGRAVE ROAD, SILEBY, LEICESTERSHIRE, LE12 7TW

## £260,000 FREEHOLD



### ENTRANCE HALL

Benefiting from fitted cupboards, radiator, power points & doors to the living/Dining Room & Kitchen and:

### WC

Benefiting from a low level WC, Wash Hand Basin, complimentary tiling, heated towel rail and a window to front aspect.

### LIVING/DINING ROOM

19'11x10'4

Benefiting from windows to side & rear aspect, doors to rear garden, power points, TV point, spot lightning and radiators.

### KITCHEN

11'6x9

Benefiting from a range of wall & base, work surface, complimentary tiling, stainless sink with wooden drainer & mixer tap, extractor fan and windows to side & front aspect.

### FIRST FLOOR LANDING

Benefiting from radiator, power points & doors to the Primary Bedroom, Bedroom two and Family Bathroom.

### PRIMARY BEDROOM

13'6x11'8

Benefiting from window to side & rear aspect, spot lighting, radiator, tv point, power points and door to:

### EN-SUITE

Benefiting from shower cubicle, Wash Hand Basin, WC, windows to side & rear aspect, complimentary tiling and a heated towel rail.

### BEDROOM TWO

13'7x11'11

Benefiting from windows to side & rear aspect, tv point, power points and radiator.

### FAMILY BATHROOM

Benefiting from Bath, Wash Hand Basin, WC, heated towel rail, complimentary tiling and window to front aspect.

### SECOND FLOOR LANDING

Benefiting from radiator, skylight and doors to bedrooms three, four & five.

### BEDROOM THREE

12'/'2x11'8

Benefiting velux window to side, windows to rear aspect, spot lighting, power points and tv point.

### BEDROOM FOUR

13'7x12'2

Benefiting from velux window to side aspect, radiator, tv point and power points.

### BEDROOM FIVE

9'10x7'6

Benefiting from velux window to rear aspect, airing cupboard, spot lighting and power points.



## GARDEN

To the rear of the property and featuring a paved patio area which leads to a soil garden ready for the next owner to add their own vision to. The garden is fully fenced/wall with a gate to access the side.

## PARKING

The property has an allocated parking space to the front.

## SILEBY

This sought-after village location ideally placed for access to the university town of Loughborough which offers a range of amenities to include renowned schooling, the university and colleges as well as a wide range of shopping and recreational pursuits. Sileby is also well placed for the city of Leicester which is a major centre of employment. The village itself offers a good range of amenities to include shopping for day to day needs as well as various public houses

## VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

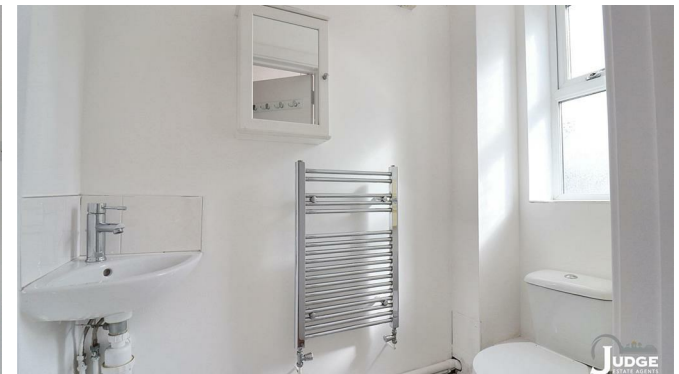
## MEASUREMENTS

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

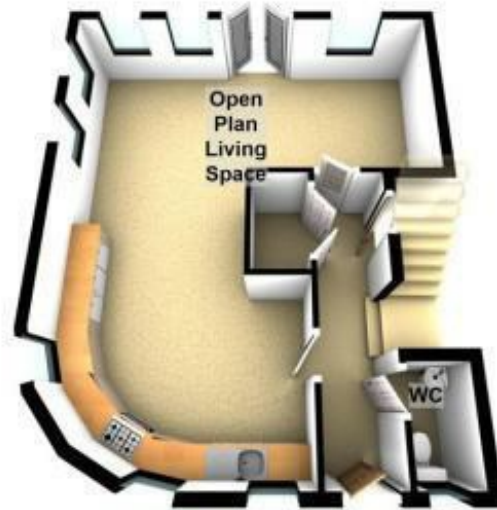
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be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

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





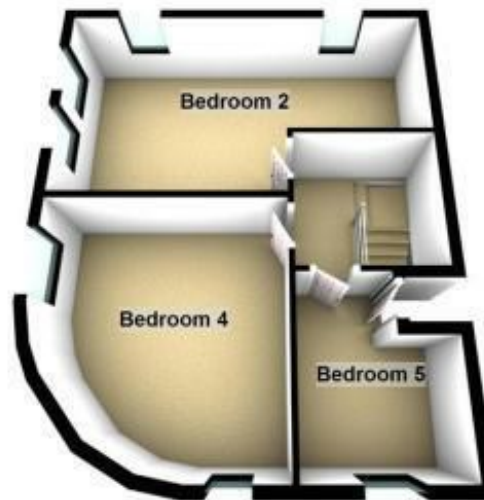
Ground Floor



First Floor



Second Floor



Viewings strictly by  
appointment via Judge  
Estate Agents

#### Contact

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sales@judgeestateagents.co.uk

#### Office Hours

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Saturday - 10am - 2pm

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

WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

