

- THREE BEDROOM DETACHED HOUSE
- EN-SUITE TO PRIMARY BEDROOM
- NO UPWARD CHAIN

- GROUND FLOOR WC
- OFF ROAD PARKING & GARAGE
- COUNCIL TAX BAND - D

Asking price £334,995

<https://www.judgeestateagents.co.uk>



This impressive, three bedroom detached house is situated on this popular modern development on the edge of this highly sought after village. Being improved by the current vendor, this lovely home comprises an Entrance Hall, WC, Living Room, Kitchen/Dining Room, First Floor Landing, Three Bedrooms with an En-Suite to the Primary Bedroom and a Main Bathroom. Outside there is a well maintained garden as well as off road parking leading alongside the property to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

WC

Comprising a low level WC, wash hand basin, window to the front aspect and a radiator.

LIVING ROOM

Benefiting from patio doors to the rear aspect, radiator and power points.

KITCHEN/DINING ROOM

Having a range of wall and base units with work surfaces, integral oven, hob with extractor, sink with a mixer tap, integral fridge/freezer, integral wine chiller, integral washing machine, breakfast bar, radiator, power points, window to the front aspect and patio doors to the rear aspect.

ENTRANCE HALL

PRIMARY BEDROOM

Benefiting from a window to the rear aspect, radiator, power points and a door that leads to:

EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower, heated towel rail and a window to the front aspect.

BEDROOM

There is a window to the front aspect, radiator and power points.

BEDROOM

With a window to the front aspect, radiator, power points and fitted cupboard.

BATHROOM

Comprising a low level WC, wash hand basin, bath with a shower over and complimentary tiling.

REAR GARDEN

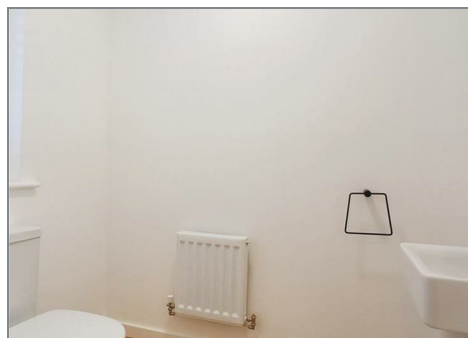
A well established garden that appreciates a paved patio that leads onto a mainly laid to lawn area as well as a gate to the side leading to the driveway.

PARKING

From the front there is off road parking that leads alongside the property to:

GARAGE

Benefiting from an up and over door.





SILEBY

Sileby is a highly desirable village in North Leicestershire due to its history and abundance of amenities which include local shops, schools, village stores and public houses. There are excellent transport links within easy reach of Sileby including the A6 and A46.

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 & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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.

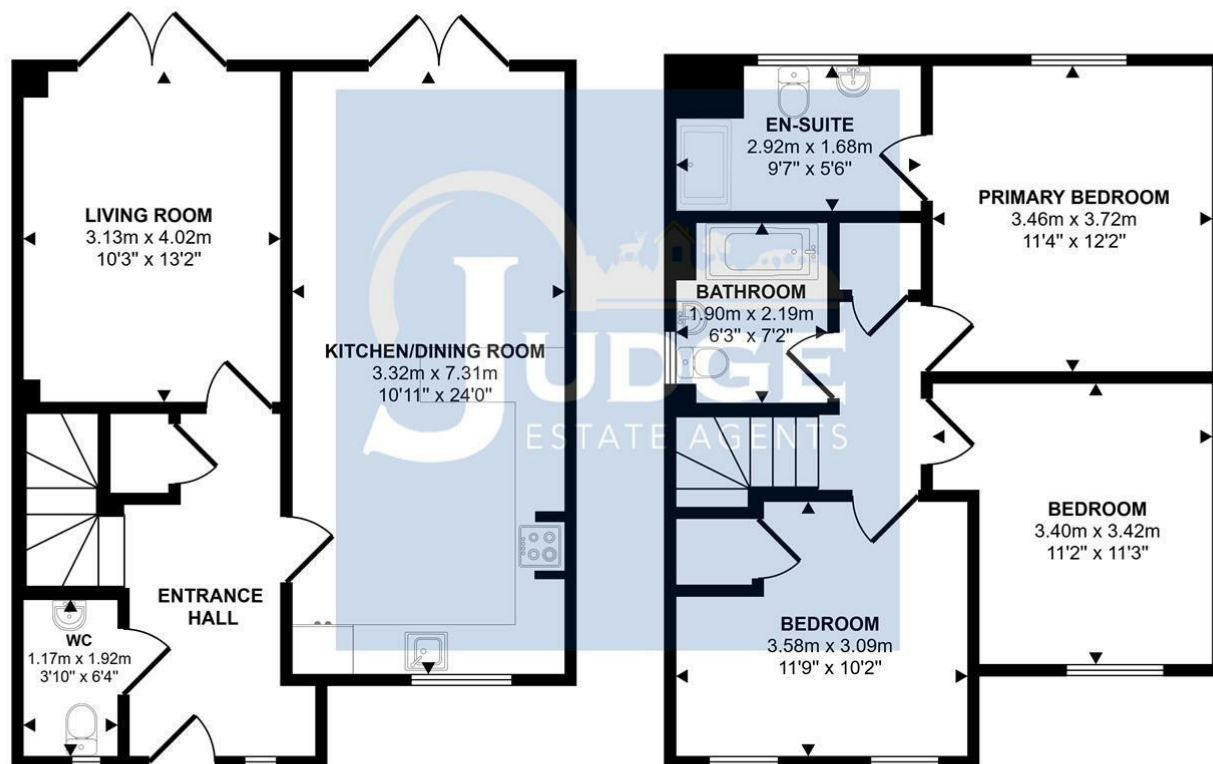
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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



Approx Gross Internal Area
104 sq m / 1119 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

