



4 Avenue Road  
Sileby, Loughborough, LE12 7PG  
**£265,000**





Set on an excellent double plot in the popular village of Sileby, this immaculately presented, three bedroom, bay fronted semi detached family home is a must view for potential buyers. Inside, the accommodation briefly comprises; entrance hall, lounge, dining room and kitchen to the ground floor. The first floor offers three bedrooms and a fitted bathroom. The property also benefits from off road parking, spacious rear garden, uPVC double glazing and gas central heating.

- Immaculately Presented
- Three Bedroom
- Semi Detached House Set On A Double Plot
- Two Reception Rooms
- Off Road Parking
- Spacious Rear Garden
- EPC Rating D / Council Tax Band C / Freehold





Location

The popular village of Sileby is located between the towns of Leicester and Loughborough providing a mixture of properties to suit a variety of lifestyles. The village is well served with local amenities including shops, train station, schools, churches & restaurants. Sileby also benefits from excellent transport routes to Leicester City Centre and Loughborough Town Centre via bus or train.

Draft Details Await Vendors Approval

The Property

The property is entered via a composite door leading into.

Entrance Hall

With laminate wood flooring, stairs to the first floor, picture rail and under stairs storage.

Lounge

11'4 x 14,3 (3.45m x 4.27m,0.91m)  
(maximum measurements) With uPVC double glazed bay window to the front aspect, open fireplace with slate hearth, stripped floor boards and picture rail.

Dining / Reception Room

11'4 x 13'5 (3.45m x 4.09m)  
With open fire with tiled hearth and log burner, spotlights, picture rail and uPVC double glazed window and door to the rear aspect.

Kitchen

6'2 x 9'6 (1.88m x 2.90m)  
Fitted with a range of floor and wall mounted units with roll top work surface and tiled splashbacks. The kitchen also benefits from a gas hob and oven, plumbing for a washing machine, sink and drainer unit and uPVC double glazed window to the rear aspect.

The First Floor Landing

With stained glass feature window to the side aspect, picture rail, loft hatch and provides access to the following.

Bedroom One

11'3 x 13'5 (3.43m x 4.09m)  
With uPVC double glazed window to the rear aspect, picture rail and fitted wardrobes.

Bedroom Two

11'4 x 14'2 (3.45m x 4.32m)  
(maximum measurements) With uPVC double glazed bay window to the front aspect, spotlights and picture rail.

Bedroom Three

8'4 x 6'2 (2.54m x 1.88m)  
With uPVC double glazed window to the front aspect and picture rail.

Bathroom

Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The bathroom also benefits from a heated towel rail, airing cupboard and an obscure uPVC double glazed window to the rear aspect.

Outside

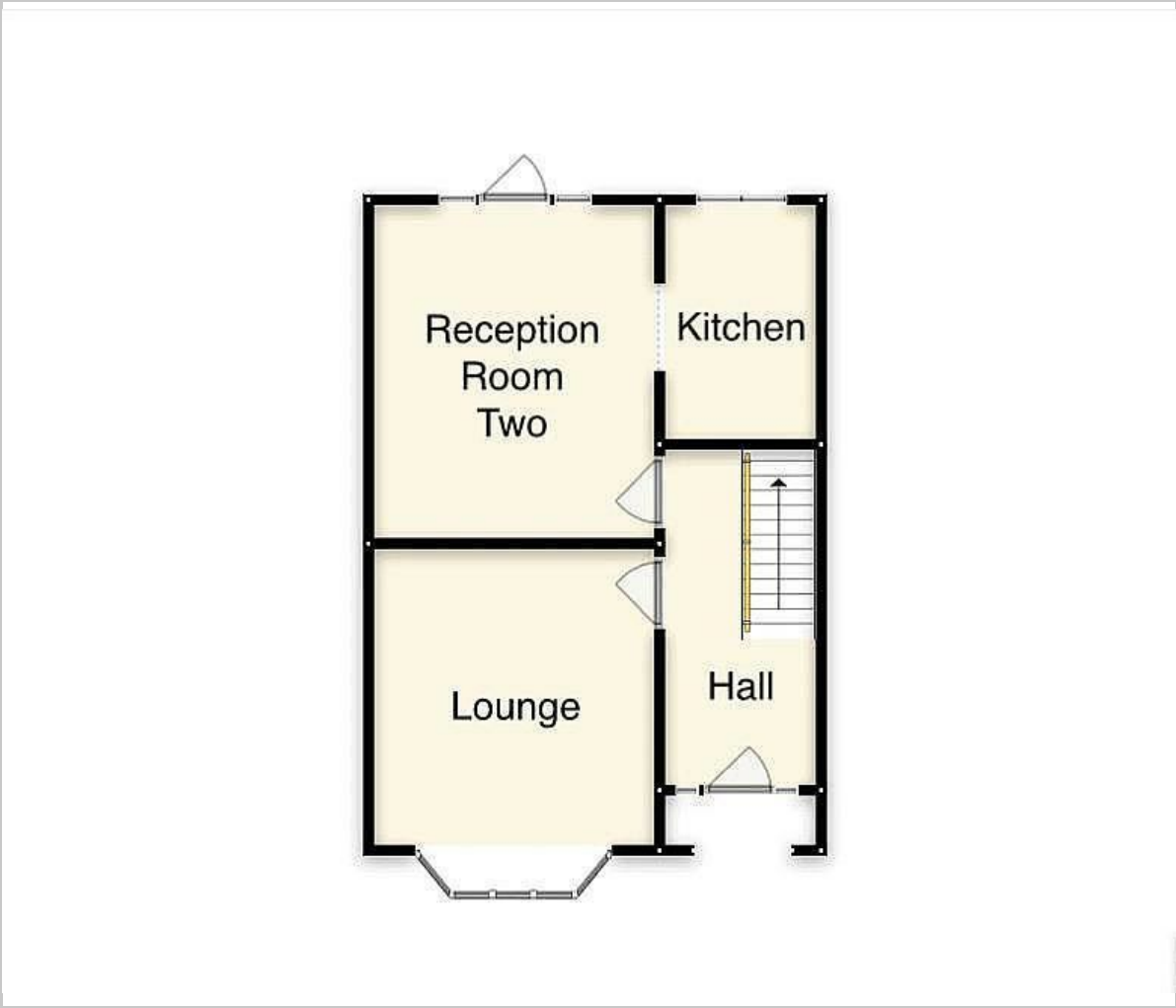
To the front of the property is a low maintenance garden with hedged border.

To the side of the property is hard standing providing off road parking for multiple vehicles.

To the rear is a large, well stocked, mature garden with a full width, raised deck with outdoor sockets, two patios and fenced boundaries.



Floor Plan



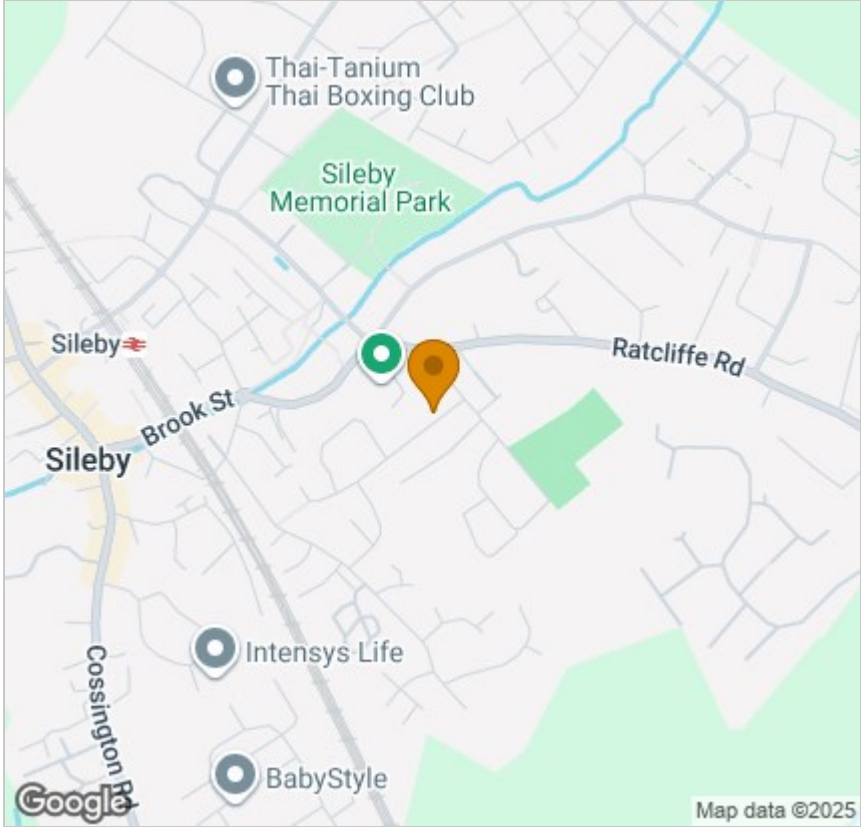
Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

