



**Southfield Avenue**

Sileby, Loughborough, LE12 7WL

**£210,000**

# Property Features

- NO UPWARD CHAIN
- SPACIOUS END TOWN HOUSE
- THREE BEDROOMS
- GENEROUS LOUNGE/DINER
- FITTED KITCHEN
- FAMILY BATHROOM
- DOWNSTAIRS WC
- PARKING OR TWO CARS
- CUL DE SAC LOCATION

## Full Description

Situated in a SMALL CUL DE SAC and being offered for sale with NO CHAIN, this SPACIOUS END TOWN HOUSE makes the perfect choice for contemporary living. To the ground floor, the entrance hall gives way to a larger than average LOUNGE/DINER, having French doors into the garden, FITTED KITCHEN and WC, whilst upstairs provides THREE GENEROUS BEDROOMS and family bathroom. Outside, to the front there's PARKING FOR TWO CARS, with a mainly laid to lawn rear garden completing the picture of this attractive home in a quiet residential location on the outskirts of this popular commuter village.

### ENTRANCE HALL

Front door into hallway, radiator, doors to downstairs W.C., kitchen and lounge diner and stairs to first floor.

### DOWNSTAIRS W.C.

Fitted with a two piece suite comprising close coupled W.C., and pedestal wash hand basin and radiator

### KITCHEN

10' 5" x 8' 3" (3.18m x 2.51m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel one and a half bowl sink drainer, integrated electric oven, gas hob, stainless steel overhead extractor fan, space for fridge freezer, under counter space with plumbing for washing machine, radiator and PVCu double glazed window to front elevation.

### LOUNGE DINER

17' 3" x 15' 8" (5.26m x 4.78m)

PVCu double glazed windows to rear and side elevation, radiator, under stairs cupboard and French doors to outside.



## LANDING

Doors to all bedroom and bathroom, airing cupboard and radiator.

## BEDROOM ONE

14' 4" x 8' 8" (4.37m x 2.64m)

PVCu double glazed window to front elevation and radiator.

## BEDROOM TWO

13' 4" x 8' 8" (4.06m x 2.64m)

PVCu double glazed window to rear elevation and radiator.

## BEDROOM THREE

8' 4" x 6' 9" (2.54m x 2.06m)

PVCu double glazed window to rear elevation and radiator.

## BATHROOM

Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and bath with shower over, chrome ladder style radiator and PVCu double glazed window to front elevation.

## OUTSIDE

To the front of the property are two allocated parking spaces and a gate giving access to the rear. To the rear of the property is an enclosed garden with patio area and lawn.

## Viewing Arrangements

Please contact Clare, Hannah or Ben to arrange your viewing.

## Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

## Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

## Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent



utility bill to confirm residence.

### General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

### Referral Fees

We believe you may benefit from using the services of Simpson Jones, Elvin Moore, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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