6 Phoenix Drive, Sileby, Loughborough, Leicestershire. LE12 7QU

£190,000 Freehold

FOR SALE

PROPERTY DESCRIPTION

IDEAL FIRST TIME BUY/BUY TO LET! Reddington Sales & Lettings are pleased to bring to market this modern, 2 bedroom end of terrace property, which is ideally located within minutes of the centre of Sileby. The property has been much improved by the current owners and offers CONTEMPORARY LIVING THROUGHOUT and is something that you could move straight in to. Ground floor comprises; entrance hall, a large lounge and fitted kitchen. To the first floor, 2 bedrooms and a bathroom. Externally, there is off road parking at the side for 3 cars as well as a well maintained enclosed rear garden.

EPC awaited, Council tax band B.

FEATURES

- EPC awaited
- End of terrace
- Modern throughout
- Ideal first time buy/buy to let
- Enclosed rear garden

- Central Location
- Modern bathroom
- 2 bedrooms
- Off road parking for 3 cars

ROOM DESCRIPTIONS

Entrance Hall

A welcoming entrance. Door leading to the lounge and kitchen with stairs leading up to the first floor.

Kitchen

2.99m x 2.02m (9' 10" x 6' 8") A modern fitted kitchen consisting of white gloss wall and base units with worktop over, integrated electric oven and hob with wall mounted extractor, tiled splashbacks, space and plumbing for washing machine and dishwasher, sink and drainer with mixer tap, space for upright fridge freezer, ceiling pendant lighting, UPVC double glazed window to the front and wood effect flooring.

Lounge

3.78m x 4.43m (12' 5" x 14' 6") A large and contemporary space with UPVC double glazed sliding doors to the rear, wall lighting, electric heating radiator, ceiling pendant lighting and wood effect flooring.

Stairs & Landing

Stairs leading up from the entrance hall. Landing giving access to both bedrooms and bathroom. Access to the loft.

Bedroom 1

3.41m x 3.80m (11' 2" x 12' 6") With UPVC double glazed window to the rear, electric heating radiator, ceiling pendant lighting and carpeted.

Bedroom 2

1.86m x 3.35m (6' 1" x 11' 0") With UPVC double glazed window to the front, electric heating radiator, ceiling pendant lighting and carpeted.

Bathroom

1.76m x 1.84m (5' 9" x 6' 0") A modern bathroom fitted with a white three piece suite consisting of panelled bath with wall mounted electric shower and shower screen, WC, hand wash basin, UPVC double glazed window to the front and wood effect flooring.

Rear Garden

A beautiful, well maintained rear garden with a large slabbed patio, planted sleeper beds, laid to lawn garden, fenced boundaries and side access.

Legals

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition of otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves Reddington Homes Ltd will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise . Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.
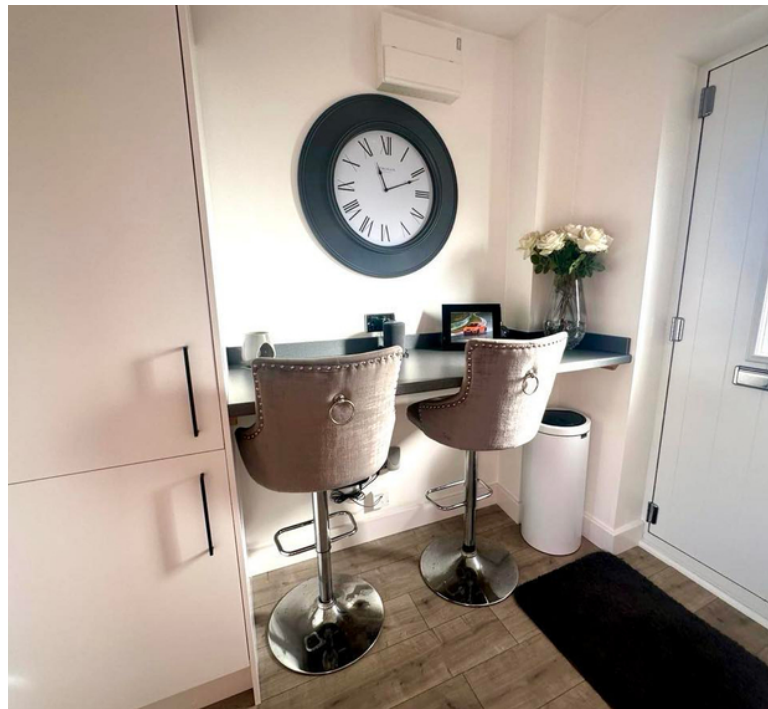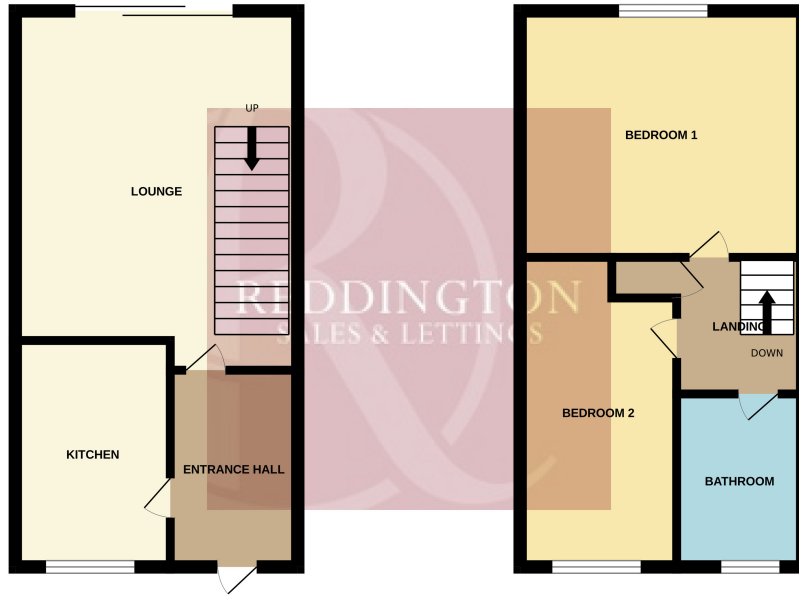
FLOORPLAN

GROUND FLOOR

1ST FLOOR

LOUNGE

UP

KITCHEN

ENTRANCE HALL

BEDROOM 1

LANDING

DOWN

BEDROOM 2

BATHROOM

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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