



Smiths
your property experts

Albert Avenue

Sileby

- Deceptively large, detached bungalow
- Off-road parking for several vehicles
- Low-maintenance south west facing gardens
- Four good-sized bedrooms across two floors
- Fully fitted contemporary kitchen
- Living/dining room through to a garden room
- Well-connected village with amenities

General Description

Smiths Property Experts offer to the market this deceptively large, detached dormer bungalow on a quiet road in the Charnwood village of Sileby. The property is presented in excellent condition with uPVC double glazing and gas central heating throughout. There are four good-sized bedrooms along with two large reception rooms, complete with modern internal fixtures and fittings.

Location

The village of Sileby is well-served by a local High Street. There are good schooling choices and excellent travel links to nearby Loughborough and Leicester. The village is host to several sports clubs, shops and eateries, and has a doctor's surgery and excellent bus routes. There is also a train line connected to the East Midlands Railway route.







The Property

Internally, the property provides circa 1,348 square feet of living space laid over two floors. There are four good-sized bedrooms, a dressing room, and a modern shower room on the ground floor.

From the light-filled hallway is a laundry cupboard, a fully fitted modern kitchen with direct garden access and a super dual-use reception room namely the living and dining room. Set off the reception room is a beautiful, glazed garden room that enjoys the full afternoon sun and an aspect over the private gardens beyond.

The Outside

The property is set back behind a private resin laid driveway with off-road parking for several vehicles. To the left-hand side behind secure timber gates is a wide covered access, ideal for inside/out entertaining or as an amenity space. There is also a good quality timber workshop to the left-hand side, and there are low-maintenance gardens full of interest and colour with a south west facing aspect.







Property Information

EPC Rating C.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Charnwood Borough Council.

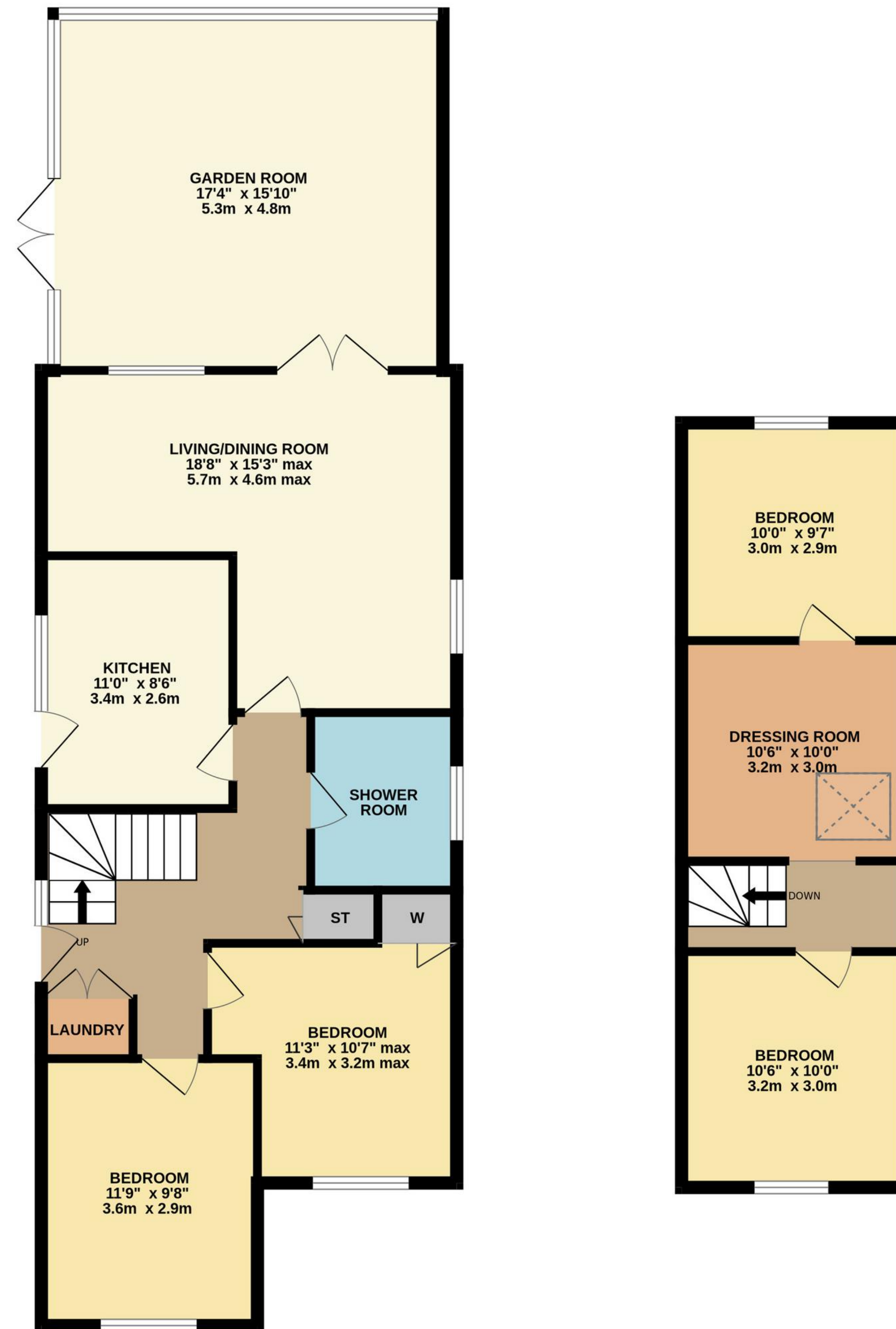
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 1348 sq.ft. (125.3 sq.m.) approx.

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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