



## Belgrave Close, Sileby, LE12 7XB

### £239,950

Located in a private cul-de-sac in Sileby, just off Cemetery Road, this two-bedroom semi-detached home occupies a generous plot with open views over allotments to the rear. The property benefits from off-road parking for two vehicles, gas central heating, double-glazed doors and windows, and a bespoke home office/gym studio set within the rear garden.

The accommodation comprises an entrance hall with two storage cupboards, a kitchen/diner, WC, and a spacious lounge on the ground floor. Stairs rise from the lounge to the first floor, where there are two double bedrooms and a modern three-piece bathroom with a shower over the bath.

Externally, the rear garden offers a large patio, two decked seating areas, a generous lawn, and well-stocked borders – perfect for entertaining or relaxing. As previously mentioned there is a bespoke built out building which is currently used as a work from home space but is versatile for many uses having electrics and lighting.

A superb opportunity – not to be missed!



# Belgrave Close, Sileby, LE12 7XB

## Tenure

Freehold Leasehold

## Council Tax Band

Charnwood Borough Council

Council Tax Band : B

## Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

## Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

## Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

## Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

## Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## Measurements

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

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

## General Note

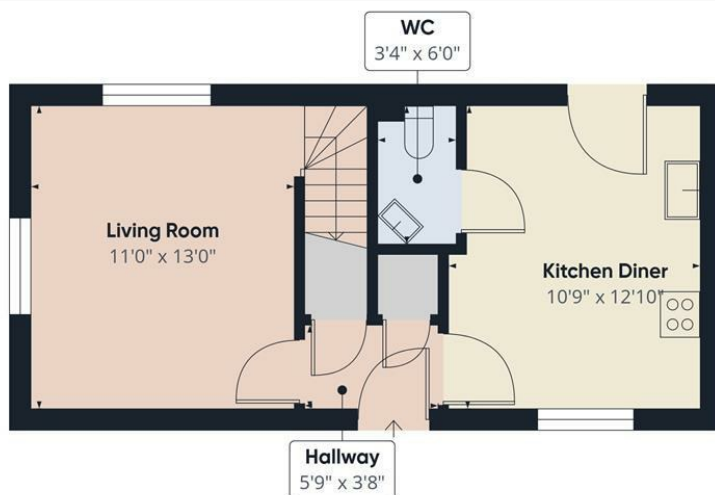
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

## Hours Of Business

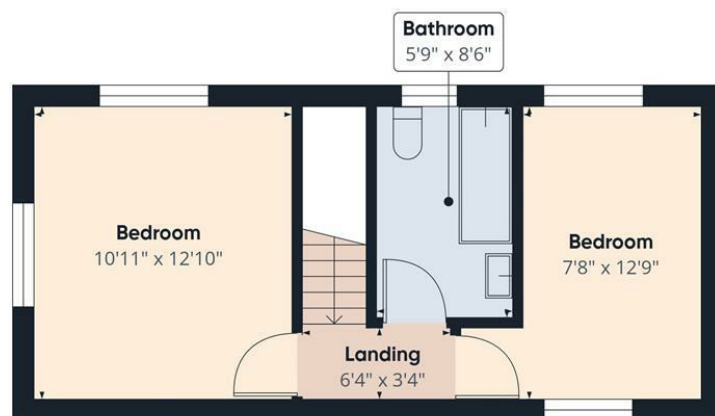
Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
684 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>		
(69-80) <b>C</b>	83	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	