

# Greedon Rise

Sileby, Loughborough, LE12 7TF

John German







## Greedon Rise

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Guide Price £290,000

Benefiting from a generous garden plot with ample off road parking offered to the front, this charming and spacious family home is located within the Charnwood village of Sileby, between Loughborough and Leicester.

Located conveniently for both Loughborough and Leicester, this attractive and traditional property offers a block paved driveway to the front providing off road parking, with other highlights including the spacious rear garden, two reception rooms, a downstairs cloakroom and four well proportioned bedrooms.

The lounge features a dual aspect with a double glazed window to the front and patio doors to the rear. A charming focal point is offered by the log burning stove which sits prominently within the room.

Opposite, the dining room offers a second reception space, with window to the front aspect and access through to the kitchen.

Combining a range of wooden storage units and work surface, the kitchen has a cottage feel to it. The range cooker (included in sale) takes pride of place alongside an inset Belfast style sink and further appliance space for a dishwasher and fridge/freezer. In addition to a double glazed window, there is a uPVC stable door giving access out to the rear garden.

Upstairs the property has the benefit of air conditioning where there are four very well proportioned bedrooms which offers versatility for family living as well as for those wanting a space for home working. Three of the four bedrooms offer integrated storage.

These are serviced by the refitted shower room incorporating a walk in shower, WC, hand wash basin and chrome heated towel rail.

Externally, the rear garden has a sizeable decked area to the immediate rear, with the remainder laid largely to lawn. There is gated side access, a shed towards the rear boundary and the owners are also leaving the barbeque. The elevated position offers views over the rooftops of surrounding properties.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

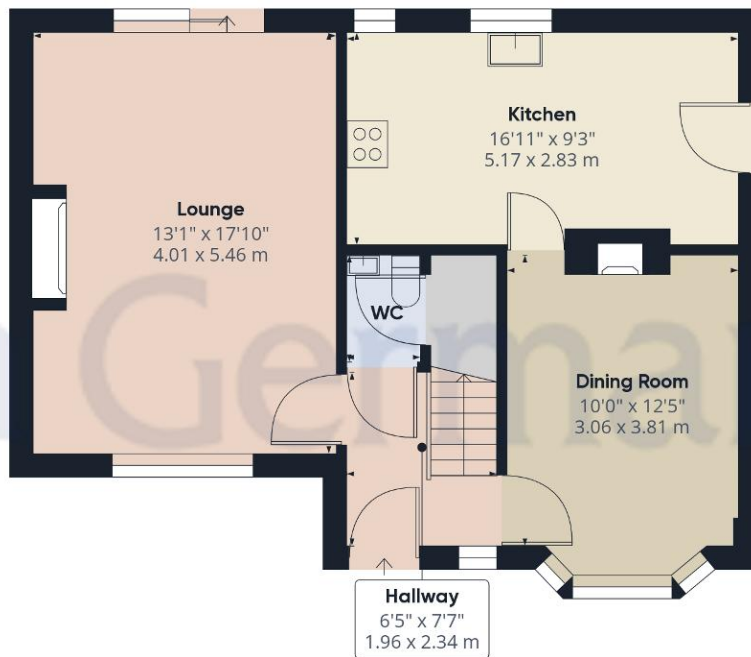
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.charnwoodbc.gov.uk](http://www.charnwoodbc.gov.uk)

**Our Ref:** JGA/16112023

**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band B





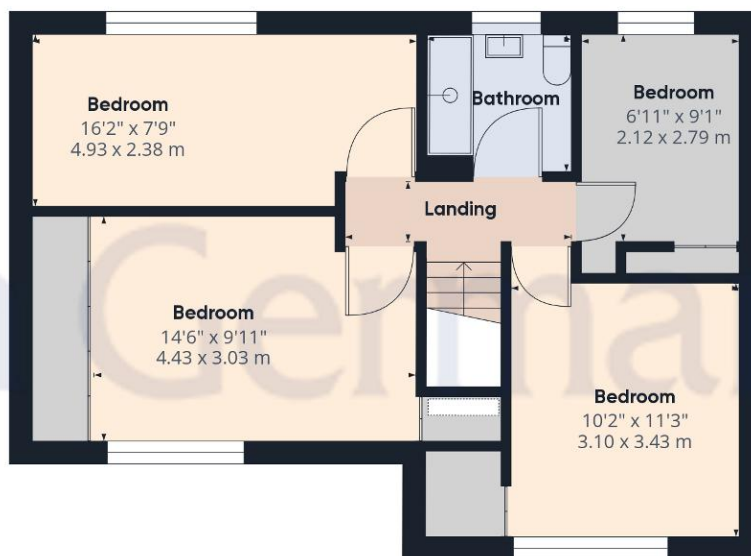


Ground Floor

Approximate total area<sup>(1)</sup>

1177.78 ft<sup>2</sup>

109.42 m<sup>2</sup>



Floor 1

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Agents' Notes

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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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