

# Collingwood Drive

Sileby, Loughborough, LE12 7NT



FOR SALE  
John German  
Sales & Lettings  
01509 239121



Offered to market with no upward chain and enjoying an excellent position in this popular Charnwood village, this well presented bungalow would be well suited for those looking to downsize.

Offers over £250,000



John German 

Located in the Charnwood village of Sibleby, with Loughborough to the north and Leicester to the South, this well presented detached bungalow offers an excellent opportunity for downsizers, boasting ample off road parking, a garage as well as front and rear gardens.

The property is well placed for access to the villages' amenities, which include local shops, cafes and eateries, parks, schools and a doctor's surgery.

Being set well back from the road, the front garden is laid to lawn with the adjacent driveway providing off road parking and access to the garage with an up and over door to the front.

Internally, a generous entrance porch opens to the lounge, featuring a large double glazed window to the front aspect and central heating radiator beneath.

From here, access is given to the inner hallway where doors lead off to the other rooms.

The refitted kitchen is appointed with both wall and base level storage units with tiled splashbacks. There is a one and a half bowl sink and drainer unit, double glazed window, side access door and a useful pantry cupboard.

The main bedroom offers an array of integrated storage and is a well sized double. It has a window and glazed door to the rear aspect which opens to the conservatory – another pleasant sitting area with views offered out into the garden.

The second bedroom is a single but would also be well suited for use as a study or home office if required.

Servicing the bedrooms, the tiled shower room hosts a smart white suite with corner shower unit, low level WC, hand wash basin and heated towel rail.

Outside, the rear garden has both a patio and raised lawn area, with the borders hosting a variety of plants and shrubs. There is gated access leading out to the driveway.

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

**Property construction:** Brick

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JGA/25032024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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