



10 Park Road, Sileby

£350,000 Freehold

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Internally, the home opens up into a large hallway, the initial strut of which provides convenient access to the three bedrooms, the master and second of which benefit from large fitted wardrobes, which act as an excellent storage solution.

Onwards, the hallway leads to the living room and bathroom, as well as the kitchen. The living room acts as the heart of this bungalow, and is dappled in sunlight courtesy of the south-west facing front window and large French doors to the rear. The kitchen and dining space are interlinked, featuring dual-aspect windows, period cabinetry and space for a large table. The abovementioned bathroom is separate to the W.C, and features a large bath with hand-held shower, a sink and a cupboard, which houses the modern combination boiler.

The rear of the home continues with an additional lobby leading to the rear garden, whilst also providing access to a large store room and a second W.C.

Externally, the property is served by gardens to the front and the rear, which have been beautifully maintained by the current owner. Additionally, a lengthy drive provides off-road parking for three cars, whilst the rear patio area is ideally placed to enjoy a meal under the evening sun. The home is completed by the attached garage, which will comfortably house a vehicle.

Park Road is well positioned, with the Sileby Memorial Park nearby, whilst buses stop at the end of the street. Sileby Rail Station is a short walk away, as is Highgate Community Primary School.

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order. It should not be assumed that items shown in our photographs are included in the sale of the property. Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only. Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence. These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property. We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Hallway

Living Room

17' 0" x 12' 0" (5.17m x 3.66m)

Kitchen/Dining Room

12' 4" x 16' 5" (3.76m x 5.01m)

Master Bedroom

11' 0" x 14' 10" (3.35m x 4.51m)

Bedroom Two

10' 5" x 11' 7" (3.17m x 3.52m)

Bedroom Three

7' 0" x 11' 7" (2.13m x 3.52m)

Bathroom

5' 10" x 7' 7" (1.78m x 2.31m)

W.C.

2' 11" x 4' 8" (0.89m x 1.41m)

Rear Lobby

6' 0" x 9' 3" (1.83m x 2.82m)

Rear W.C.

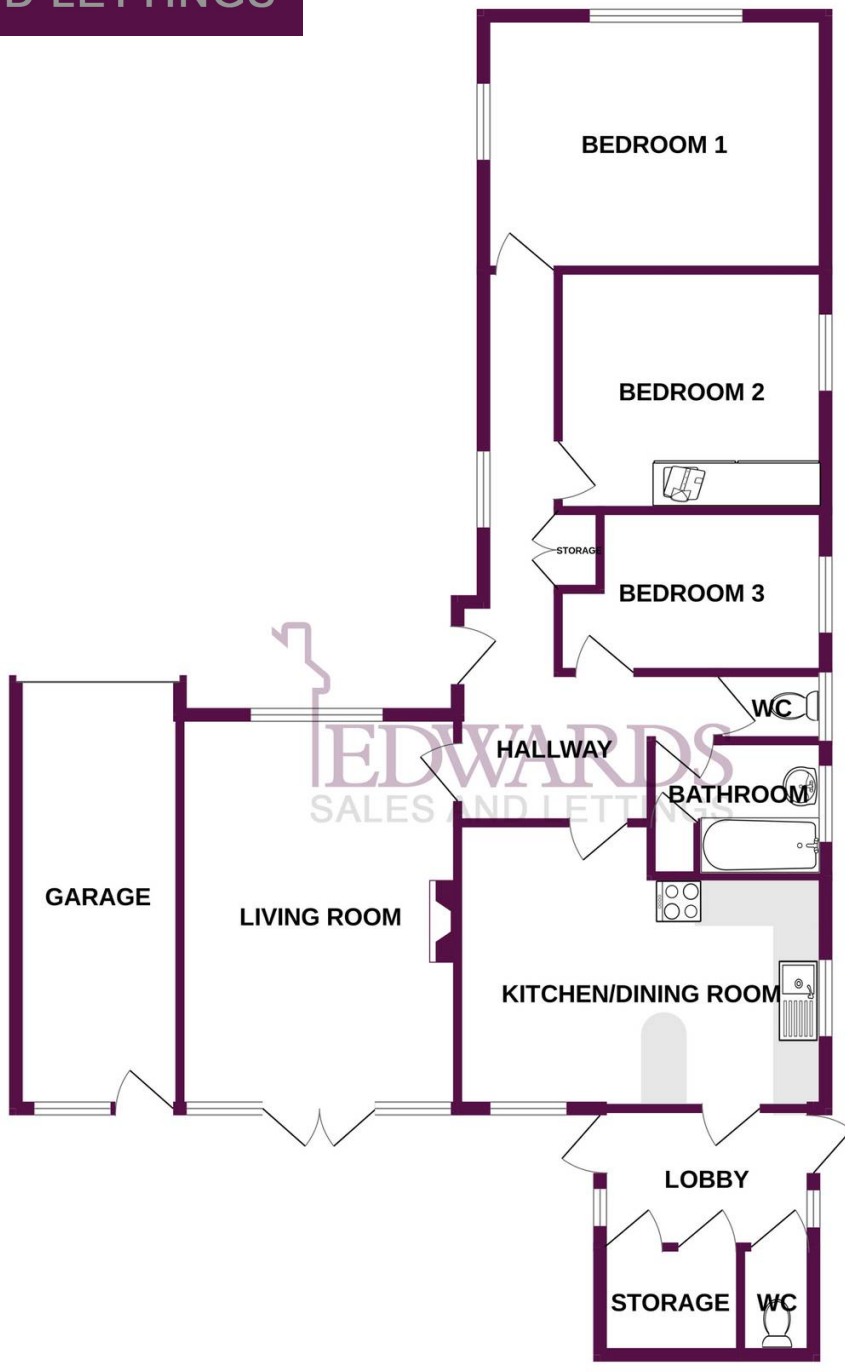
Rear Storage Area

4' 8" x 6' 1" (1.42m x 1.85m)

Garage

18' 8" x 7' 1" (5.68m x 2.16m)

GROUND FLOOR
sq.ft. (107.1 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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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