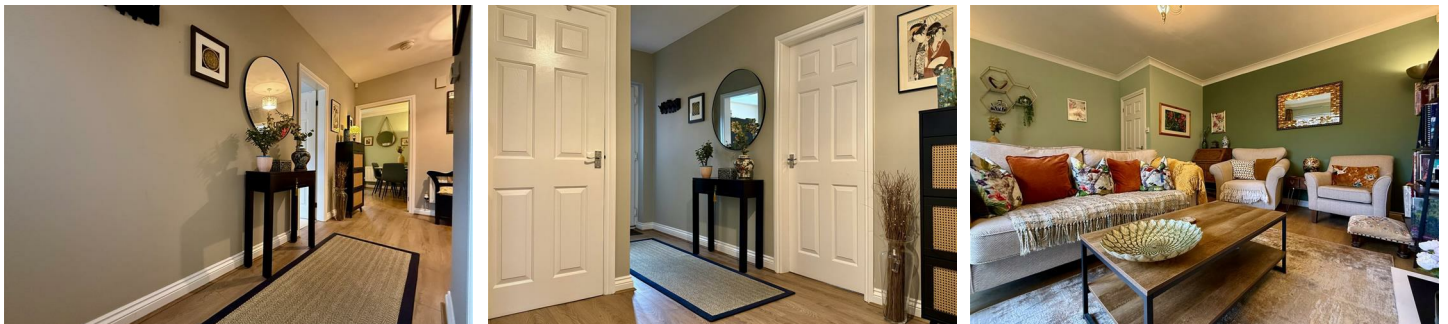


Holders

A Modern Estate Agent



11 Caloe Close, Sileby, LE12 7QD

£220,000

Holders Estate Agents are delighted to bring to market this immaculately presented two bedroom semi detached bungalow located on a quiet cul-de-sac in Sileby. In brief the accommodation offers an entrance hallway, breakfast kitchen, lounge/diner, two double bedrooms and newly fitted shower room. Outside it offers an attractive frontage with off road parking for two cars, to the rear is a private low maintenance garden offering space for outdoor entertaining.

Upon entry to the property you arrive in the spacious centrally located entrance hall, this provides access to the breakfast kitchen, refitted shower room, lounge/diner, two double bedrooms, two storage cupboards located off the hall and a side door allowing access outside.

The breakfast kitchen is located at the front of the home and is fitted with a matching range of wall and base units with countertops above, it also offers an integrated electric oven with gas hob. In here there is under counter space and plumbing for both a dishwasher and washing machine, space for an American style fridge freezer and a wall mounted gas boiler. The breakfast kitchen is a versatile room with potential for a small table in here for dining if required.

The lounge/diner is at the rear of the property, a very well proportioned room allowing enough space for a lounge area and dining. There is a feature fireplace in here and sliding doors at the rear allowing direct access out to the patio and garden.

The main bedroom is at the front of the property and has a large window allowing plenty of natural light in. It is a very good sized double bedroom with plenty of space for wardrobes and the associated furniture/furnishings.

The second bedroom is at the rear of the property and is another well sized double room with a window to the rear elevation providing a lovely outlook over the garden.

Located just off the hall in a convenient position is the refitted shower room. It comprises a new three piece suite with a large walk in shower, back to wall w.c., wash hand basin with storage below and frosted window to the side elevation.

Outside you find this property in a tucked away position on a quiet cul-de-sac. To the front it offers off road parking for two cars and an electric vehicle charging point. There is gated side access which provides access to the rear garden. The garden has a patio area spanning the width of the property with the remaining garden comprising of shrubs and hedging providing a very private space to enjoy.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

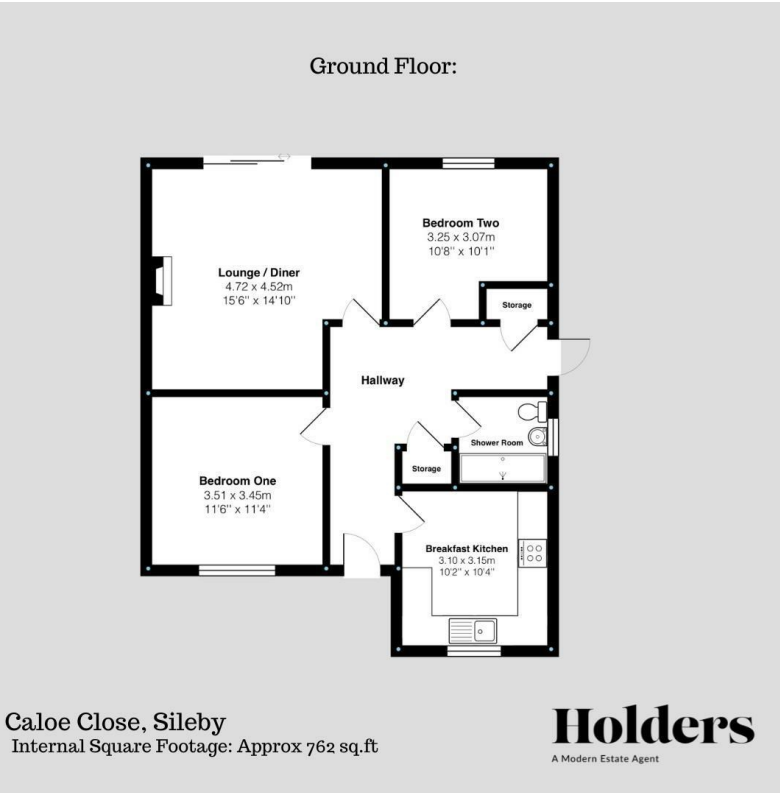
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

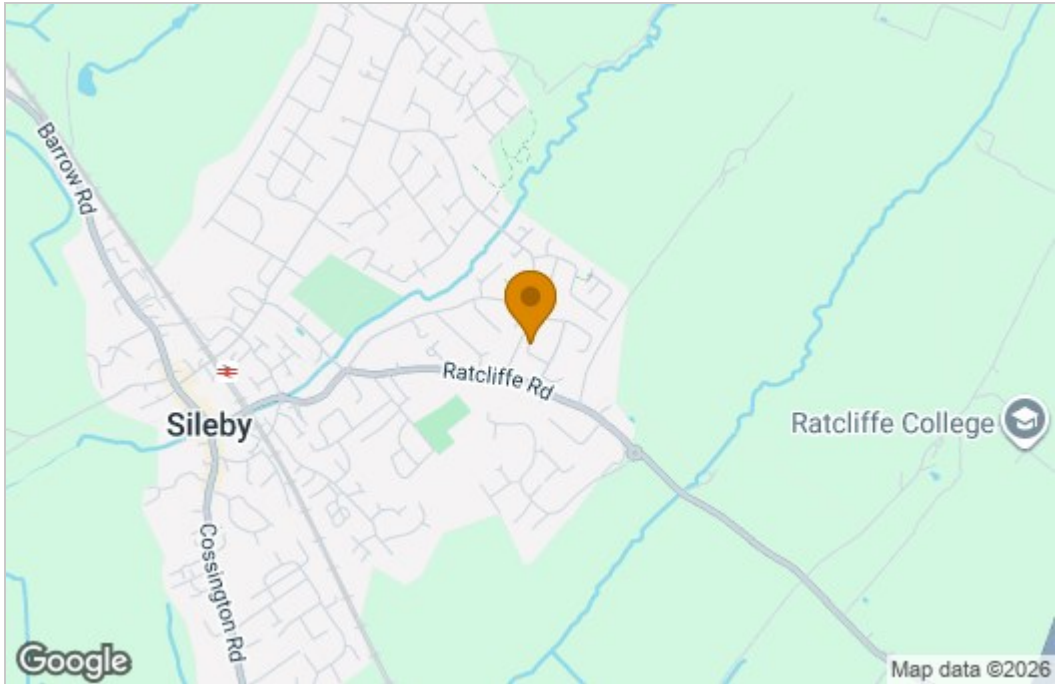
Extra information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

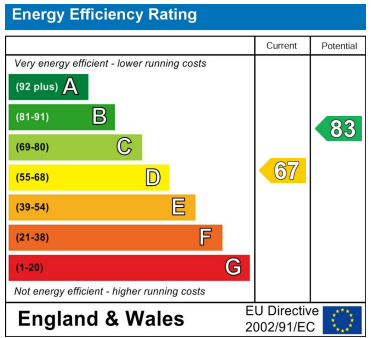
Floor Plan



Area Map



Energy Efficiency Graph



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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.