



REZIDE
GROUP



OFFERS OVER £260,000
PEASHILL CLOSE, SILEBY



This three-bedroom home is located in the desirable Peashill Close. The quiet close is situated on the edge of the highly regarded Charnwood village of Sileby. The property itself offers three generous bedrooms, main family bathroom, lounge with conservatory at the rear and a kitchen/ diner.



Full Description
IMMACULATE GARDENS This three-bedroom home is located in the desirable Peashill Close. The quiet close is situated on the edge of the highly regarded Charnwood village of Sileby. The property itself offers three generous bedrooms, main family bathroom, lounge with conservatory at the rear and a kitchen/ diner. The property sits on a generous plot with ample off-road parking for multiple vehicles and an immaculately presented rear garden. Enter through UPVC glazed door into entrance hallway. This welcoming space is the perfect place to greet guests and has carpeted flooring, doors communicating to ground floor accommodation and stairs rising to first floor. The lounge is located at the rear of the property and is a generous size with exposed chimney breast with log burning stove installed underneath, making this a sizeable yet cosy space to sit and relax. Beyond the lounge is a small conservatory/ sunroom and offers scope to extend this property further subject to relevant consents. The Kitchen/ Diner is also at the rear and enjoys stunning views over the rear garden. The kitchen is fitted with a range of

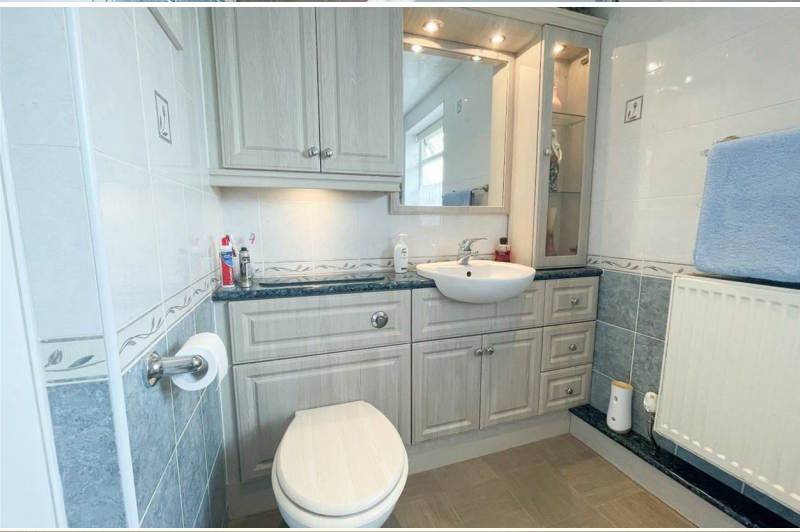






wall and base level storage units with laminate worksurfaces over. There is a stainless-steel sink and draining unit in front of the window which overlooks the garden. There is space and plumbing for washing machine and fridge as well as space for freestanding range cooker. The boiler is also housed within a kitchen storage cupboard. There are further windows to side aspect as well as a door allowing access to the rear garden. There are two generous bedrooms on the ground floor. One of the bedrooms benefits from understairs cupboard which has a range of flexible storage options. The bathroom is located on the ground floor and comes complete with vanity unit with inset low level flush W.C and wash hand basin. The bathroom has a P shaped bath with shower over and has laminate flooring and tiling to water sensitive areas. The Master Bedroom is located on the first floor and has a dormer window to

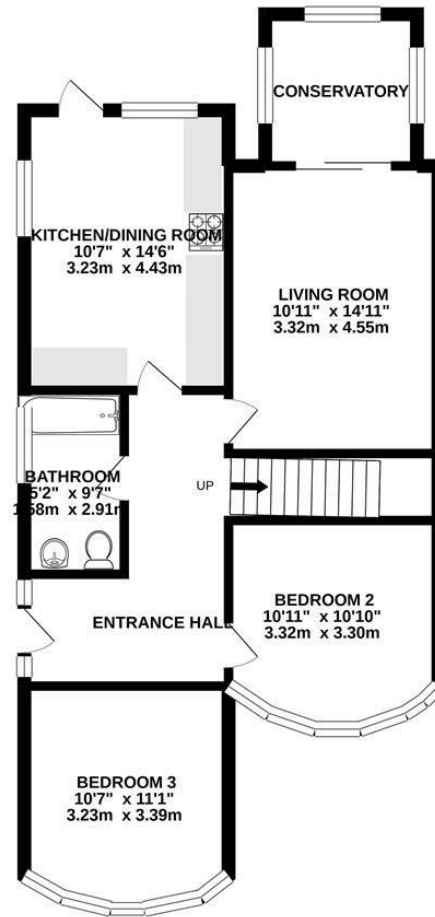




the rear elevation. The Master bedroom has fitted storage units which maximise the available space, there is also lots of further storage to the eaves. There is a W.C off the bedroom which also has a sink and further access to eaves storage. External The front driveway has a block paved driveway which allows ample parking for multiple vehicles. There is side access to the single detached garage as well as a timber gate which opens into the enclosed rear garden. The rear garden has been landscaped to create a well-stocked and matured garden with laid lawn and shrub/tree borders. There is a patio area just outside the rear of the property which is a "sun trap" ideal for entertaining and al fresco dining. There is a timber-built workshop with light and power as well as a greenhouse and further log store at the rear.



GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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