



GUIDE PRICE £290,000  
KENDAL ROAD, SILEBY, LOUGHBOROUGH



REZIDE  
GROUP



This spacious detached residence is located in the highly sought-after Charnwood village of Sileby, offering an exceptional opportunity for a family home. The property is available for immediate purchase with NO CHAIN, providing you the chance to make this your own in a popular village setting. With an extension that has increased its living space, the property boasts ample off-road parking and a large detached double garage complete with lighting and power.



As you step inside, you'll find a generous lounge with two center light fitting points, a double radiator, telephone socket, and television aerial point. White uPVC double-glazed windows flood the room with natural light and offer views of the front garden. An openway leads to the rear lounge extension, which features two wall light fittings, a double radiator, and a double-glazed sliding patio door that opens to the rear garden. Adjacent to the lounge, you'll discover an extension at the rear that provides additional living space in the form of a formal dining room. It features a wall light fitting, smoke alarm, and a white uPVC double-glazed window offering lovely views of the garden. A large open archway connects it to the adjoining extended dining room with a serving bar access.

The dining kitchen is well-equipped with light wood grain fronted units, offering plenty of storage space. You'll find a range of appliances, including a 'Creda' fan-assisted electric oven and a separate eye-level grill. There's also a four-plate electric halogen hob with a fitted extractor hood. The kitchen features a breakfast bar extension, a 1 ¼ polycarbonate sink with a mixer tap, and an array of wall and base cupboards. There's even space for a washing machine, dishwasher, and an under-counter refrigerator. The kitchen is well-lit with circular track lighting and a double radiator. A white uPVC double-glazed window provides views of the side elevation. A serving hatch connects it to the rear dining room extension, and there's also a pantry with space for an upright fridge freezer.

The extended Master Bedroom is a true highlight, featuring a comprehensive range of bespoke Sharps wardrobes with full-length mirrored sliding doors. This room is well-lit with two light fitting points, and it also includes a telephone socket and television aerial point. A white uPVC double-glazed window overlooks the garden. It comes with an en-suite Jack and Jill shower room that features a white suite with a low-level flush toilet, a large pedestal washbasin, and a double shower cubicle with a glass pivoting door. The shower is fitted with an 'Aquatronic' shower and is beautifully tiled with black and white marble-effect tiles.

The second extended bedroom includes two light fitting points, a television aerial socket, and a double radiator. This room also offers access to a useful inbuilt clothes hanging storage wardrobe and the former airing cupboard housing the 'Worcester Bosch' combination gas boiler. A white uPVC double-glazed window overlooks the garden, and it shares the dual en-suite shower room with the Master Bedroom.

The third bedroom is equipped with pine-fronted units, including two clothes hanging storage wardrobes and high-level cupboards. A light fitting point, radiator, and white uPVC double-glazed window complete the room.

The family bathroom features a white three-piece suite, including a low-level flush toilet, a pedestal washbasin, and a large corner bath with a Mira shower. Tastefully tiled from floor to ceiling, this room is well-illuminated with a light fitting point and features a double radiator.

Outside, the property is surrounded by well-maintained gardens, including an extensive front garden with a low brick retaining wall and beautifully stocked borders. There's ample driveway space for up to five cars, and a water tap on the side elevation. The side driveway leads to the detached double garage, which is equipped with two metal up-and-over doors, strip light fittings, multiple power points, and a personal side door. The enclosed rear garden is laid extensively to patio, ensuring easy maintenance, and it also includes a security light with a sensor.

Listing Paragraph







#### DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



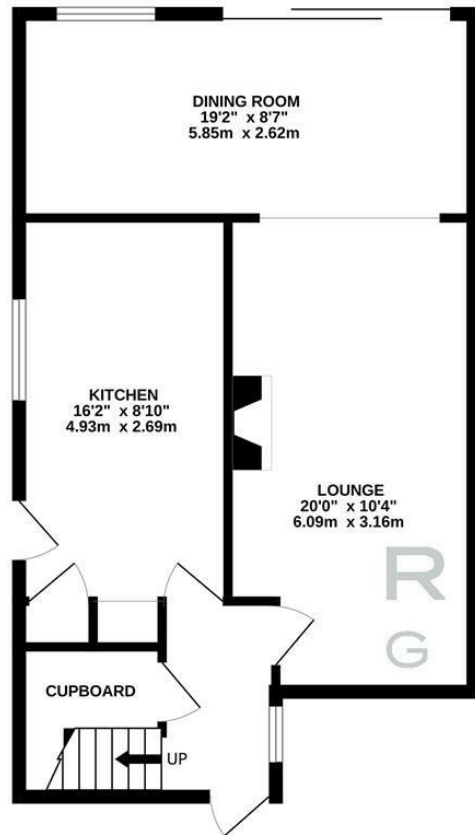




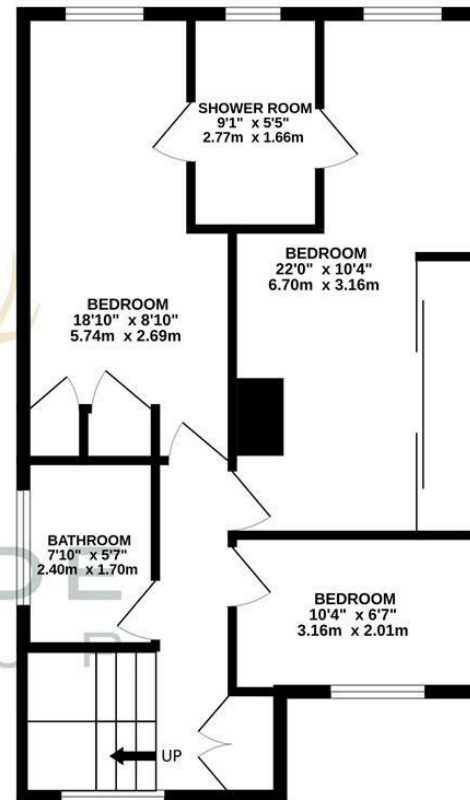




GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 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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