



£182,950
MANOR DRIVE, SILEBY, LOUGHBOROUGH



REZIDE
GROUP



Offered for sale in the delightful and well-regarded village of Sileby, this end town house provides spacious accommodation with front and rear gardens, a garage, and parking. Located within walking distance of the village centre, which offers a wide range of amenities, this gas centrally heated and double-glazed property includes an entrance porch, lounge, kitchen/diner, and a lean-to sunroom. The first floor features two bedrooms, both with built-in wardrobes, and a re-fitted bathroom. Outside, there is a garden to the front, a timber decked area to the side offering good storage and seating, a rear garden, and a garage with an allocated parking space.



The entrance porch leads to the lounge, which measures 4.19m including stairs x 3.97m (13'8" including stairs x 13'0"). The lounge features stairs to the first floor, two radiators, laminate flooring, a triple-glazed window to the front, and a gas fire with a back boiler. The kitchen, measuring 4.17m x 2.78m (13'8" x 9'1"), is fitted with matching wall and base units, working surfaces with tiled splashbacks, an inset one-and-a-half bowl stainless steel sink unit and drainer, an electric oven with hob and extractor hood, and space for a dishwasher, washing machine, and fridge/freezer. The kitchen has a radiator, tiled flooring, a window to the rear, and a door leading to the sunroom, which measures 4.06m x 1.91m (13'3" x 6'3"). The sunroom is constructed of aluminium with windows to both sides and the rear, enjoying garden views, with a rear access door and laminate flooring.







The first floor landing provides access to the two bedrooms and the bathroom. The landing also features an airing cupboard housing the hot water cylinder with shelved storage space above and a loft hatch giving access to the part-boarded loft. Bedroom one measures 3.27m x 3.19m (10'8" x 10'5") and includes a window to the front, radiator, laminate flooring, and a built-in double wardrobe. Bedroom two measures 2.85m x 2.31m (9'4" x 7'6") and features a built-in double wardrobe, laminate flooring, and a radiator. The bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, a WC, a pedestal wash hand basin, partially tiled walls, a window to the rear, and a radiator.

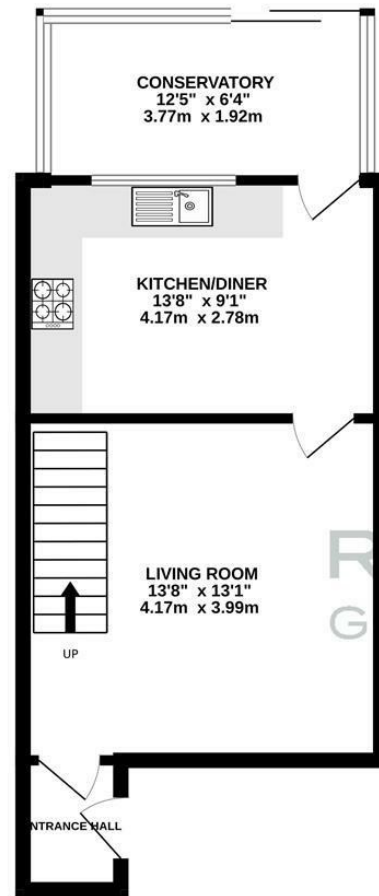




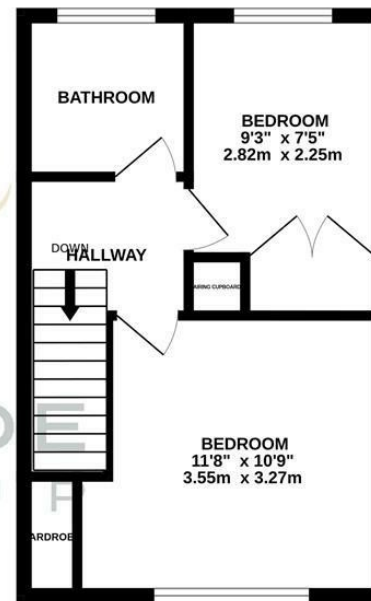
Outside, the property boasts a front garden with a paved pathway leading to the entrance door and lawned areas. Gated side access leads to a timber decked area running the length of the property, ideal for storage and seating. The rear garden is well-proportioned, mainly laid to lawn, fully fenced, and enclosed with a rear access timber gate leading to the driveway and a single detached garage with an up-and-over door. Additional allocated parking is available to the side and front of the garage.



GROUND FLOOR



1ST FLOOR



RESIDE
GROUP

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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