



MAYNARD
ESTATES



147 Seagrave Road, Loughborough, LE12 7TW

Offers over £500,000





Brief Description

Ideally located In the popular village of Sileby, this EXQUISITE FOUR-BEDROOM DETACHED HOME WITH AN ANNEXE offers a perfect blend of modern luxury and traditional character. RECENTLY REFURBISHED, this exceptional property boasts a HIGH-QUALITY FINISH THROUGHOUT.

Upon entering, you are greeted by a welcoming entrance hall featuring a STAINED GLASS CIRCULAR WINDOW. The COZY LIVING ROOM is bathed in natural light, thanks to its dual aspect windows, incorporating a delightful bay window. The exposed brick chimney breast, complete with a WOOD-BURNING STOVE, adds a touch of warmth and character.

The OPEN-PLAN LIVING KITCHEN DINER showcases a range of dove grey shaker-style units, complemented by a pristine white quartz worktop and a stylish island breakfast bar. The VAULTED CEILINGS, adorned with multiple Velux windows, create an airy atmosphere, while the BIFOLD DOORS seamlessly connect the indoor space to the EXTENSIVE GARDEN. This stunning space features a SEPARATE UTILITY, providing practical access to the rear garden, the integral garage and a convenient ground floor WC.

Upstairs, the master bedroom features built-in wardrobes and an EN-SUITE with a contemporary three-piece suite. The further bedrooms are generously sized, ensuring ample space for family and guests. The LUXURIOUS FAMILY BATHROOM features a freestanding clawfoot bath and a separate shower cubicle.

The EXTENSIVE GARDEN offers a large lawn, composite decking, and beautifully planted sleeper beds, all enclosed by a secure boundary.

At the bottom of the garden, you will find a LUXURIOUS SELF-CONTAINED ANNEXE, ideal for guests or as a potential rental opportunity, with the capacity to generate up to £1,200 a month on Airbnb. This CHARMING SPACE includes an open-plan bedroom, living area, modern kitchen, and shower room, all enhanced by vaulted ceilings and bifold doors leading to a private patio.

With PARKING FOR MULTIPLE VEHICLES and an oversized garage, this home offers convenience and security.



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ON THE GROUND FLOOR

Entrance Hall	
Living Room	12'4" x 14'3" (3.76m x 4.34m)
Open Plan Living Kitchen Diner	
Utility Room	9'9" x 7'7" (2.97m x 2.31m)
Ground Floor WC	5'8" x 2'11" (1.73m x 0.89m)

ON THE FIRST FLOOR

Landing	
Master Bedroom	29'6"32'9" x 59'0"3'3" (9'10" x 18'1")
En Suite	10'0" x 5'3" (3.05m x 1.60m)
Bedroom 2	11'8" x 12'2" (3.56m x 3.71m)



Bedroom 3	11'5" x 11'7" (3.48m x 3.53m)
Bedroom 4	6'6" x 7'5" (1.98m x 2.26m)
Family Bathroom	6'4" x 8'3" (1.93m x 2.51m)

ON THE OUTSIDE

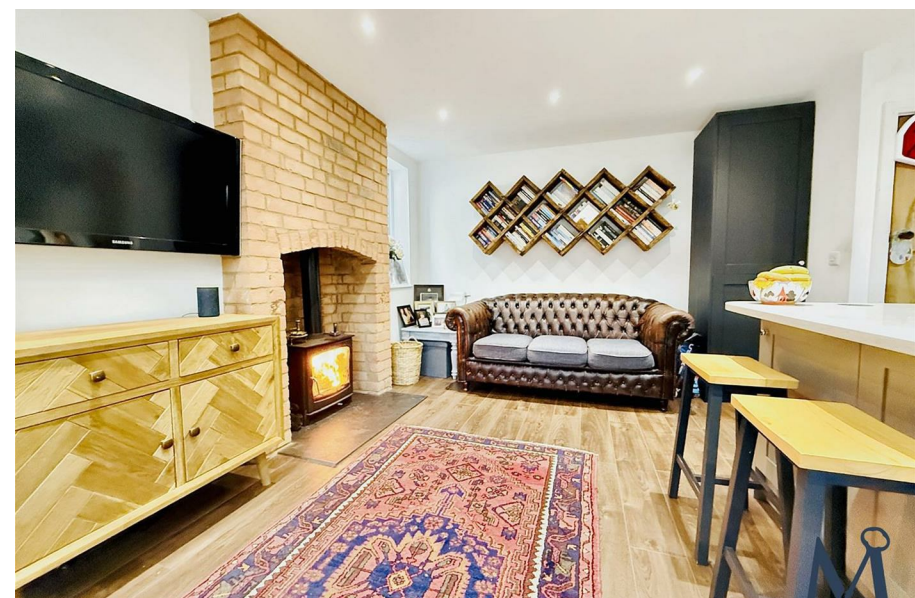
Large Rear Garden
Large Block Paved Driveway

Self Contained Annexe

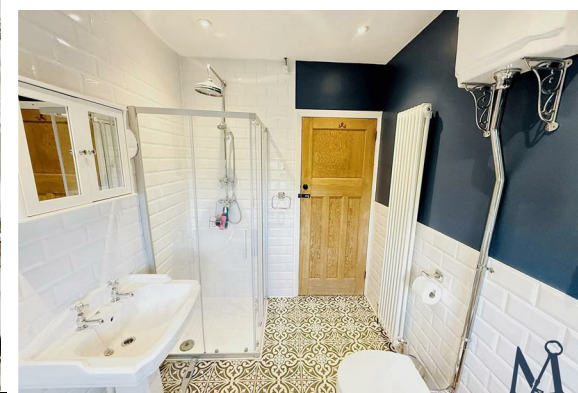
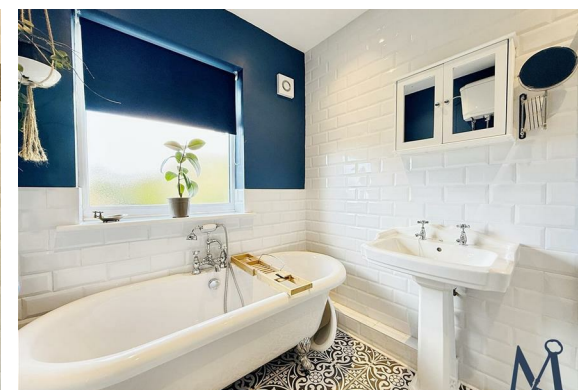
Annexe Bedroom	17'7" x 11'10" (5.36m x 3.61m)
Annexe Kitchen/Living	7'5" x 6'8" (2.26m x 2.03m)
Annexe Shower Room	7'3" x 4'9" (2.21m x 1.45m)

Key Features

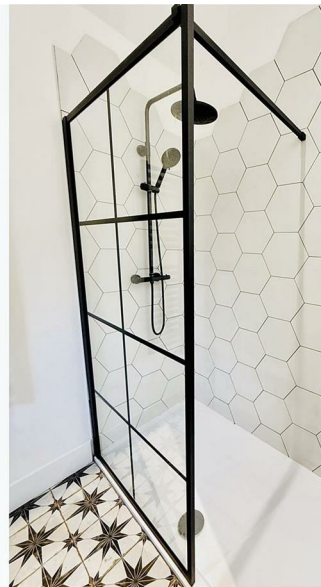
- Four/Five Bedroom Detached Home With Annexe
- Beautiful Four Piece Family Bathroom
- Stunning Open Plan Living/Kitchen/Diner
- Substantial West Facing Garden
- Over-Sized Single Garage With Electric Door
- Upto £12,000 Potential Annexe Rental Income
- En-Suite To Large Master Bedroom
- Ground Floor Utility Room and WC
- Electric Gated Block Paved Driveway
- Beautifully Presented Accommodation Throughout





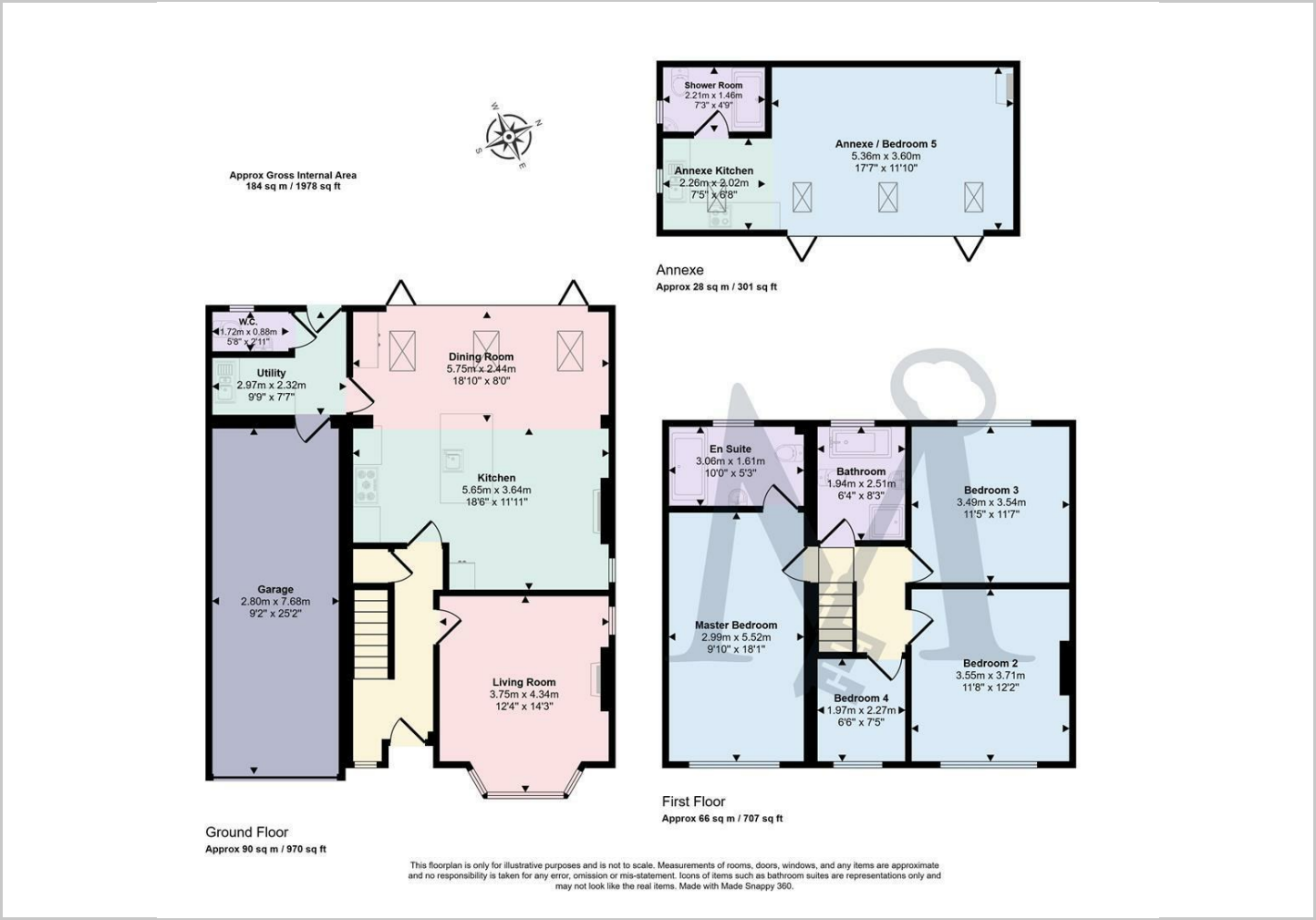








Floor Plans



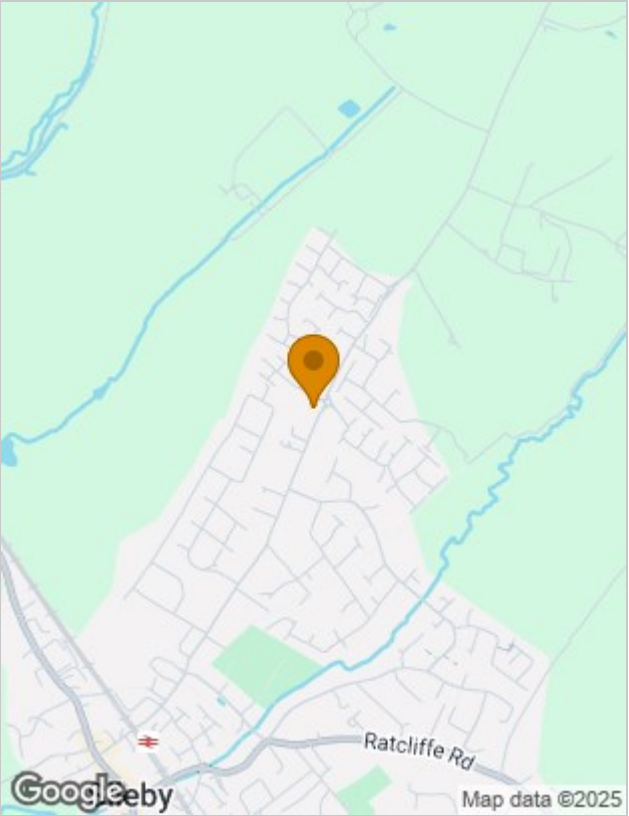
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

