

Holdings

A Modern Estate Agent



77 Southfield Avenue

Sileby, Loughborough, LE12 7WL

£525,000



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Upon entering the property, you are greeted by a charming reception hall that immediately combines functionality with elegance. This inviting space boasts a striking feature, characterised by arched window elements and additional windows that grace two sides of the hall, flooding the area with natural light and enhancing the airy ambiance. The tasteful timber-effect Luxury Vinyl Tile flooring flows seamlessly underfoot, accentuating the hall's welcoming nature.

A sophisticated open staircase with a balustrade showcases a mezzanine-style finish, making a bold statement while offering access to the upper levels. The hall benefits from a radiator, ensuring comfort throughout, and offers multiple pathways to other essential areas of the home, including a conveniently positioned downstairs cloakroom/WC, a versatile study/playroom, a utility room, and an expansive family dining kitchen that connects to the main living room through elegant double doors.

The downstairs cloakroom/WC features an Art Deco themed two-piece suite that includes a low flush WC with a modern push-button flush and a pedestal wash hand basin adorned with a stylish mixer monoblock tap. The walls are tastefully lined with metro-style tiles.

The study/playroom is a versatile space perfect for various uses. This room features a uPVC double glazed window facing the side elevation, ensuring it is bright and airy.

The utility room measures 2.59m x 1.73m (8'6 x 5'8) and is designed for utmost efficiency. It boasts a roll-edge work surface paired with a matching upstand, an inset single drainer stainless steel sink unit with a contemporary mixer tap, and ample cupboard space beneath for storage. Further conveniences include a wall-mounted, concealed gas boiler, plumbing provisions for a washing machine, and additional space for an under-unit appliance. This room is also equipped with an integral tall-standing freezer for extra storage, a radiator for warmth, and a single utility door featuring an inset opaque glass window for practicality and light.

Spanning an impressive 6.63m x 3.38m (21'9 x 11'1), the open plan family kitchen/diner presents a modern culinary haven. The kitchen area is equipped with a single drainer porcelain one-and-a-half bowl sink featuring a chic chrome swan neck mixer tap and a plethora of wall and base fitted units, providing ample storage. Stylish roll-edge work surfaces, paired with matching upstands, complement the pan drawers and an array of integrated appliances including a five-ring stainless steel gas hob with a stainless steel splashback and an extractor canopy hood overhead. Additional amenities include an eye-level built-in double electric fan-assisted oven and grill, a dishwasher, and an integral tall-standing fridge. The dining area offers uPVC double glazed French doors that lead to a patio area outside, ideal for al fresco dining, while double doors open into the main living room for seamless entertaining.

This generous main lounge enjoys an abundance of natural light through windows across three elevations, with stunning views over the rear garden and a pair of uPVC double glazed patio doors leading directly into the garden. Two radiators ensure comfort in this inviting space, perfect for family gatherings and relaxation.

Ascending to the first floor you arrive at the mezzanine landing which overlooks the hall below, accentuated by an elegant arched window and additional uPVC double glazed windows that enhance the light filled atmosphere. This landing provides access to five well-appointed bedrooms, including a master suite with an en suite, as well as a contemporary family bathroom. Additional features include a loft access hatch, a radiator, and double doors leading to a storage cupboard/airing cupboard that houses the hot water cylinder.

The master bedroom features stylish uPVC double glazed doors that open onto a Juliette balcony, offering delightful views of the rear garden and a tranquil wildlife corridor. The room is equipped with a radiator for comfort and provides direct access to a private en suite shower room.

The family bathroom comprises a panel bath equipped with a combination chrome mixer tap, an additional showerhead, and hose, along with a walk-in shower cubicle featuring an electric shower and door screening. A low flush WC with push-button flush and a pedestal wash hand basin with matching chrome tap complete the suite, along with a heated chrome towel rail.

To the outside the property is set on a private driveway and is complete with a double garage.

The front garden presents a well-maintained tarmacadam driveway capable of accommodating multiple vehicles, leading to a neatly manicured lawn that is elegantly bisected by a paved walkway ascending toward the front door. Adjacent lighting enhances the property's curb appeal.

Nestled on a corner plot, the private rear garden enjoys a sun-drenched aspect and showcases an Indian Flag paved patio area, complete with a charming timber pergola. This outdoor space is conveniently equipped with external power outlets, lighting, and a water point, making it perfect for entertaining. The garden is bordered by timber closed board fencing for privacy and features side gated access for convenience.

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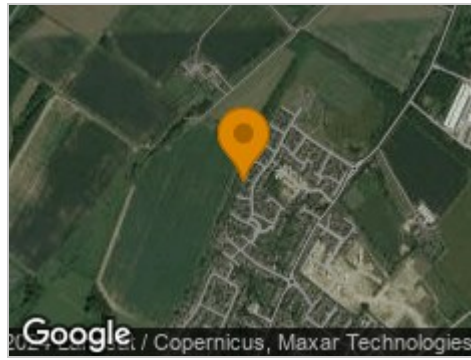
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Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

The ground floor plan shows a rectangular layout. At the top is a large Lounge (6.65 x 4.27m / 21'10" x 14'0"). Below it is a Kitchen/Diner (6.65 x 3.38m / 21'10" x 11'1"). To the left of the Kitchen/Diner is a Utility Room. To the right is a Family Room. Below the Family Room is a WC. A staircase is located at the bottom left of the plan.

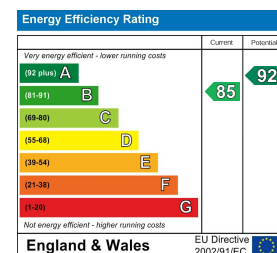
Southfield Avenue, Sileby
Internal Square Footage: 1755 sq.ft

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Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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