



**Chalfont Drive, Sileby**

**welcome to**

## **Chalfont Drive, Sileby**

NO CHAIN! A Stunning, refurbished two double bedroom traditional semi-detached home in heart of this popular Charnwood village. With features including refitted kitchen and bathroom, underfloor heating, app controlled central heating system, driveway to front and rear, enclosed rear garden.

### **Entrance Hallway**

Entered via a UPVC double glazed front door, grey wood effect laminate flooring, stairs off to the first floor, door to the lounge

### **Lounge**

21' 9" x 12' 9" (6.63m x 3.89m)

Door leading from hallway, grey wood effect laminate flooring, upvc double glazed bay window overlooking the front, inset remote controlled ceiling spotlights with interchanging colours, double panel radiator, pre-wired television point, cctv control box, opening to the kitchen and French doors to the rear garden.

### **Fitted Kitchen**

8' 5" x 6' 6" (2.57m x 1.98m)

Beautifully re-fitted with a range of gloss wall and base mounted units with decorative splash back, electric oven, gas hob with overhead extractor hood, stainless steel sink with drainer and mixer tap, inset ceiling spotlights, space and plumbing for washing machine, upvc double glazed window overlooking the rear elevation.

### **Landing**

Stairs rising from the ground floor with a dogleg, upvc double glazed window to the side, access to the loft with has a drop-down ladder, is partially boarded and houses the recently replaced central heating combination boiler, has doors leading off to all first floor rooms.

### **Master Bedroom**

14' 10" max into recess x 9' 11" (4.52m max into recess x 3.02m)

has a door from the landing with grey wood effect laminate flooring, two upvc double glazed windows overlooking the front elevation, radiator and inset ceiling spotlights.

### **Bedroom 2**

9' 8" x 8' 1" (2.95m x 2.46m)

Has a door leading from the landing, grey wood effect laminate flooring, upvc double glazed to rear, inset ceiling spotlights and radiator.

### **Bathroom**

The bathroom has been beautifully refitted with a white three-piece suite that comprises Bath with side screen and shower over on mixer tap, low level wc, wash hand basin set within vanity unit, chrome heated towel rail, inset ceiling spotlights and upvc double glazed window to the rear.

### **Outside Front**

To the front of the property is a driveway providing off road parking and a low maintenance gravelled front garden. There is gated side access to the rear.

### **Rear Garden**

There is gated side access leading from the front, a recently erected steel garden storeroom, patio seating area, pathway leading over a shaped lawn with further circular paved seating area, well stocked and established borders with additional parking to the rear.







***view this property online*** [williamhbrown.co.uk/Property/LBH114355](http://williamhbrown.co.uk/Property/LBH114355)



welcome to

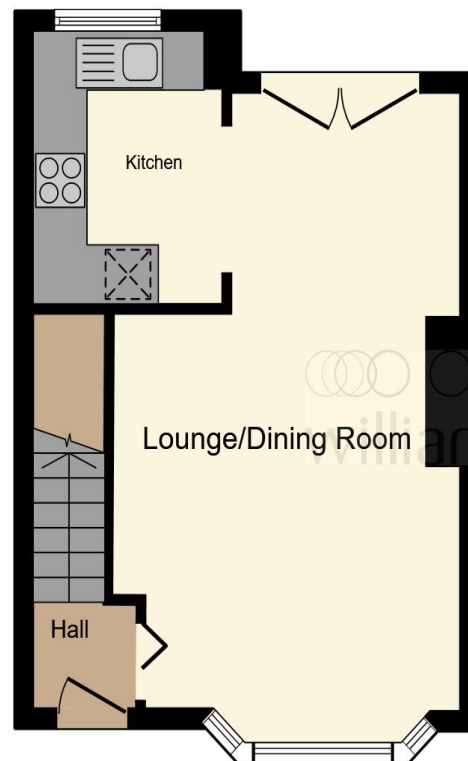
## Chalfont Drive, Sileby

- Stunning, refurbished two traditional semi
- Refitted kitchen and bathroom
- Many additional features including CCTV system
- Recently replaced UPVC double glazing and central heating boiler
- Remote controlled lighting system

Tenure: Freehold EPC Rating: F

offers over

**£220,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

view this property online [williamhbrown.co.uk/Property/LBH114355](http://williamhbrown.co.uk/Property/LBH114355)



Property Ref:  
LBH114355 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01509 214686**



[loughborough@williamhbrown.co.uk](mailto:loughborough@williamhbrown.co.uk)



22-23 Swan Street, LOUGHBOROUGH,  
Leicestershire, LE11 5BL



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**