



**Chalfont Drive, Sileby**

**welcome to**

## **Chalfont Drive, Sileby**

NO CHAIN! A Stunning, refurbished two double bedrooms 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.





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## Chalfont Drive, Sileby LOUGHBOROUGH

- 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

Council Tax Band: B

offers over

**£220,000**



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)

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