



Stanage Road, Sileby

welcome to

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****FOR SALE**** this four-bedroom detached property situated in the popular village of Sileby. The property is a former show home to the Jelson Homes built Spring Bank Meadows development. Internal viewing is highly recommended to appreciate the accommodation on offer.

Entrance

Entrance to the property is via a UPVC double glazed front door within a porch with tiled flooring. Entrance hall has carpeted flooring and a storage cupboard under the stairs.

Ground Floor Wc

The ground floor wc has tiled floor and walls, heated towel rail, hand wash basin set within a vanity unit, low level wc with storage nooks and extractor fan.

Lounge

20' 5" into bay x 11' 4" (6.22m into bay x 3.45m)
The lounge has a upvc double glazed bay window to the front elevation, carpeted flooring, electric fireplace, two radiators and a double door into the dining room.

Dining Room

11' x 8' 8" (3.35m x 2.64m)
The dining room has UPVC Double Glazed French doors to the rear elevation, carpeted flooring, a radiator and access to the kitchen.

Study

7' 8" x 6' 6" (2.34m x 1.98m)
The study has carpeted flooring, upvc double glazed window to the front elevation and a radiator.

Kitchen

17' 8" x 8' 9" (5.38m x 2.67m)
The kitchen is fitted with a range of wall and base units with stainless steel sink with half drainer, tiled splashbacks, has space for a fridge freezer, integrated dishwasher, gas hob and double electric fan oven, extractor fan, tiled flooring, a radiator and French doors to the rear garden.

Utility Room

8' 5" x 5' 4" (2.57m x 1.63m)
The utility room has a upvc double glazed door to the garden, tiled flooring, a radiator, wall and base units, plumbing for a washing machine, sink and drainer, partially tiled walls,

First Floor Landing

The first-floor landing has a loft hatch, an airing cupboard housing the hot water tank, a radiator and doors to all first-floor rooms.

Bedroom One

18' 1" x 11' 2" (5.51m x 3.40m)
Bedroom one has carpeted flooring, two radiators, an ensuite and upvc double glazed windows overlooking the play area.

Ensuite

The ensuite has tiled flooring and walls, is fitted with a three-piece suite comprising of shower cubicle, low level wc and a hand wash basin. There is a upvc double glazed frosted window to the front elevation, a heated towel rail and ceiling spotlights.





Bedroom Two

11' 4" x 10' 2" (3.45m x 3.10m)

Bedroom two has a upvc double glazed window to the front elevation, a radiator and carpeted flooring.

Bedroom Three

10' 4" x 10' 2" (3.15m x 3.10m)

Bedroom three has a upvc double glazed window to the rear elevation, a radiator and carpeted flooring.

Bedroom Four

11' 2" x 8' 8" (3.40m x 2.64m)

Bedroom four has a upvc double glazed window to the rear elevation, a radiator and carpeted flooring.

Bathroom

The bathroom has tiled walls and flooring, a heated towel rail and is fitted with a three-piece suite comprising of double shower, hand wash basin and low level wc with vanity unit. There are ceiling spotlights, an extractor fan and a upvc double glazed window to the rear elevation.

Outside

To the front of the property there is a front driveway with hedge borders. To the rear there is a slate pathway, planted borders, a patio seating area, a waterpoint, a greenhouse, laid to lawn and side access from the front.

Garage

20' 11" x 19' 6" (6.38m x 5.94m)

The double garage, being the former Jelson Site Office, is fully insulated and fully wired. It Also has LED lighting and an EV charging point, as well as loft storage.



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welcome to

Stanage Road, Sileby LOUGHBOROUGH

- Former Jelson Show Home
- Detached
- Fitted Kitchen
- Utility Room & Separate Study
- Four Well Proportioned Bedrooms

Tenure: Freehold EPC Rating: C

£450,000



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

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Property Ref:
LBH115169 - 0005

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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



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



williamhbrown.co.uk