



Excelsior Way, Sileby



Offers over £425,000

- IMPRESSIVE DETACHED HOME
- APPROXIMATELY TWO YEARS OLD
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- LIVING DINING KITCHEN
- PLEASANT FRONT ASPECT
- FREEHOLD
- EPC rating B



This impressive two year old detached home occupies a superb position within the Davidsons development overlooking a tree lined green and planted lagoon.

The stylish interior features a high specification finish including luxury vinyl flooring, fully tiled bathrooms and a large rear facing living dining kitchen.

Enter through the hallway with handy ground floor wc and into the front lounge which enjoys a pleasant bay window overlooking the front views. There is a separate study lending itself to use as a small children's playroom or hobby room etc, whilst the hallway also leads through into the living dining kitchen.

In the kitchen, there is space for a dining table and sofa arrangement with the room enjoying a large bay window with double doors leading out in to the garden ideal for summer entertaining. The kitchen itself has integrated appliances including fridge freezer, dishwasher, built in oven, hob and extractor.

Upstairs there are four double bedrooms, the master enjoying an en-suite shower room with mixer shower and the family bathroom has a four piece suite including a separate shower.



The property is situated along a spur driveway leading to this and approximately five neighbouring properties and the home has a two car driveway leading to a detached single garage. The landscaped rear garden has been set to low maintenance enjoying a patio area, planted borders, central path and space behind the garage for a garden shed.

ENTRANCE HALL 3.33m x 1.94m (10'11" x 6'5")

LOUNGE 5.16m x 3.35m (16'11" x 11'0")

STUDY 2.10m x 1.87m (6'11" x 6'1")

LIVING DINING KITCHEN 7.41m x 4.66m (24'4" x 15'4")

UTILITY ROOM 2.09m x 1.77m (6'11" x 5'10")

GROUND FLOOR WC 1.87m x 0.93m (6'1" x 3'1")

MASTER BEDROOM 3.37m x 3.20m (11'1" x 10'6")

EN-SUITE SHOWER ROOM 2.08m x 1.77m (6'10" x 5'10")

BEDROOM TWO 3.24m x 3.92m (10'7" x 12'11")

BEDROOM THREE 3.77m x 2.87m (12'5" x 9'5")

BEDROOM FOUR 3.55m x 2.18m (11'7" x 7'2")

FAMILY BATHROOM 2.41m x 1.88m (7'11" x 6'2")



TO FIND THE PROPERTY

From Sileby village centre proceed from the High Street onto The Banks continuing on Brook Street and onto Ratcliffe Road. Proceed as if you are leaving Sileby along Ratcliffe Road where you will eventually reach a new roundabout turning right and heading into the Davidsons development on Excelsior Way where the property is situated on the left hand side.

SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band E. (Management charges on the estate TO BE CONFIRMED WITH VENDOR.)

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

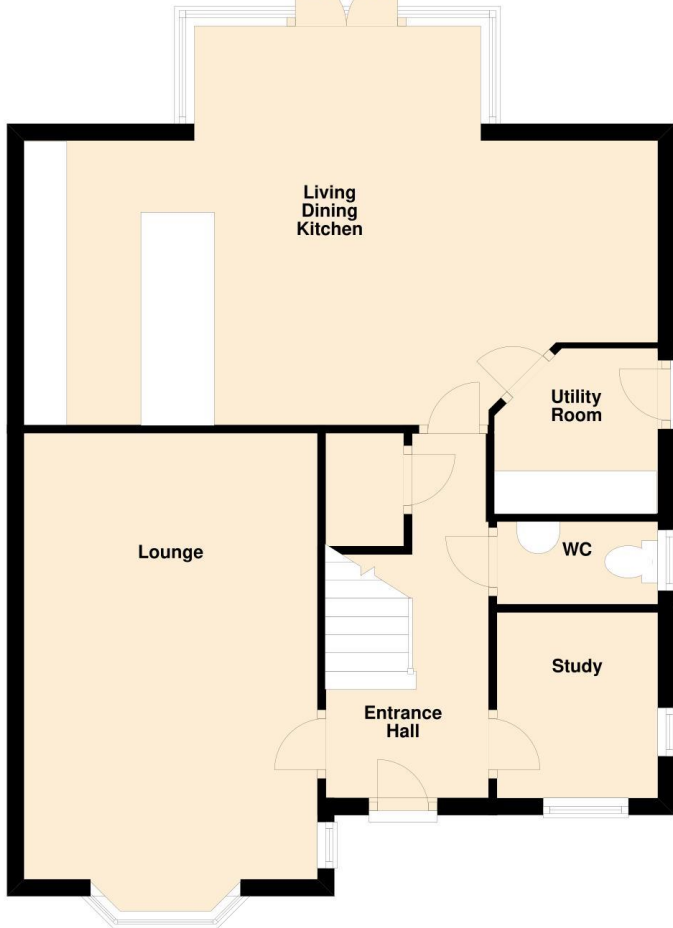
REFERRALS 0.00m x 0.00m (0'0" x 0'0")

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

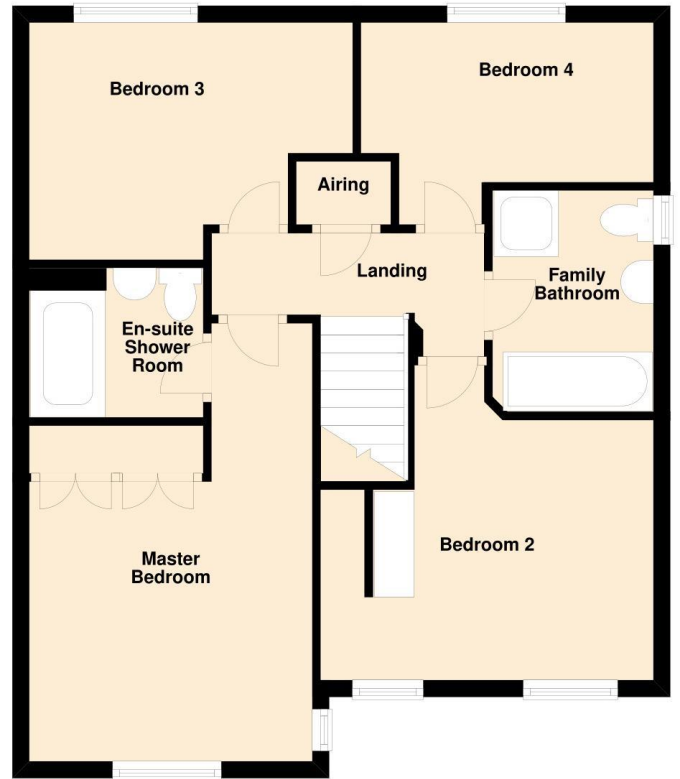




Ground Floor



First Floor





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