



Excelsior Way, Sileby



Offers Over £500,000

- IMPOSING DETACHED HOME
- OPEN MEADOW VIEWS
- FOUR DOUBLE BEDROOMS
- LIVING DINING KITCHEN
- STUDY/PLAY ROOM
- THREE BATHROOMS
- FREEHOLD
- EPC rating B



An imposing approximately eighteen month old detached family home situated in the very heart of the development enjoying open meadow and park views.

The home features an upgraded high spec interior including Karndean flooring, fully integrated living dining kitchen with doors out in to the garden ideal for summer entertaining, three bathrooms with Vileroy & Boch sanitaryware.

Enter through the generous hallway with useful under stairs storage cupboard, ceiling spotlights and leading off into a handy ground floor wc with half height tiling. Double doors from the hallway open to reveal a bright and airy lounge featuring windows to four sides and french doors also leading out in to the garden.

There is a separate study looking out on to the meadow and park and this would also lend itself as a small children's playroom etc. The living dining kitchen has space for a dining table and sofa arrangement along with a central island and integrated appliances including fridge freezer, AEG stainless steel electric double oven, five ring gas hob, extractor and dishwasher. Upgraded work surface overlighting and USB sockets, television point, ceiling spotlights and leading off into a utility room with washing machine plumbing, space for a tumble dryer and concealed Ideal conventional gas central heating boiler.



Head on upstairs and you are met with a large landing space overlooking the meadow and with enough room for a small sitting area or study space etc. The master bedroom has a range of fitted sliderobes from Albert Henry Interiors, complete with internal spotlighting, hanging rails, shelving and drawers. The en-suite shower room with double shower enclosure having a mixer shower, half height and fully tiled splashbacks, shaver point, extractor and window.

There is a second en-suite to bedroom two which also has a mixer shower whilst bedroom three and four can both accommodate double sized beds.

The family bathroom completes the accommodation and this has a four piece suite including an oversized shower enclosure with mixer shower, bath with central mixer tap and off tap shower, ceiling spotlights, extractor and window.

The property is set back from the road situated along a private driveway serving this and just four neighbouring properties. There is a broad driveway allowing for three to four cars side by side and this leads to a detached double garage with up and over door, light, power and storage to the roof void. Gated access to the side leads around to a rear lawned garden enclosed by timber fencing to two sides, outside security light and garden tap.

Good to know: The property has uPVC double glazing throughout. Gas central heating powered by an Ideal conventional gas central heating boiler located in the utility cupboard with pressurised hot water cylinder located in the landing airing cupboard which has shelves.

To find the property, from Sileby village centre proceed on The Banks which leads onto Ratcliffe Road and almost heading out of the village where Davidsons development is located on the right hand side. Enter on Excelsior Way where the spur driveway situated on the left hand side and the property then positioned on the right.



ENTRANCE HALLWAY 3.70m x 3.35m (12'1" x 11'0")

GROUND FLOOR WC 2.51m x 1.15m (8'2" x 3'10")

LOUNGE 6.28m x 3.63m (20'7" x 11'11")

STUDY 3.51m x 1.81m (11'6" x 5'11")

LIVING DINING KITCHEN 7.10m x 4.94m (23'4" x 16'2")

UTILITY ROOM 2.06m x 1.58m (6'10" x 5'2")

MASTER BEDROOM 4.36m x 3.24m (14'4" x 10'7")

EN-SUITE SHOWER ROOM 2.88m x 1.60m (9'5" x 5'2")

BEDROOM TWO 3.68m x 2.84m (12'1" x 9'4")

EN-SUITE SHOWER ROOM 1.95m x 2.23m (6'5" x 7'4")

BEDROOM THREE 3.51m x 3.03m (11'6" x 9'11")

BEDROOM FOUR 3.44m x 2.68m (11'4" x 8'10")

FAMILY BATHROOM 2.88m x 2.18m (9'5" x 7'2")





SERVICES & TENURE

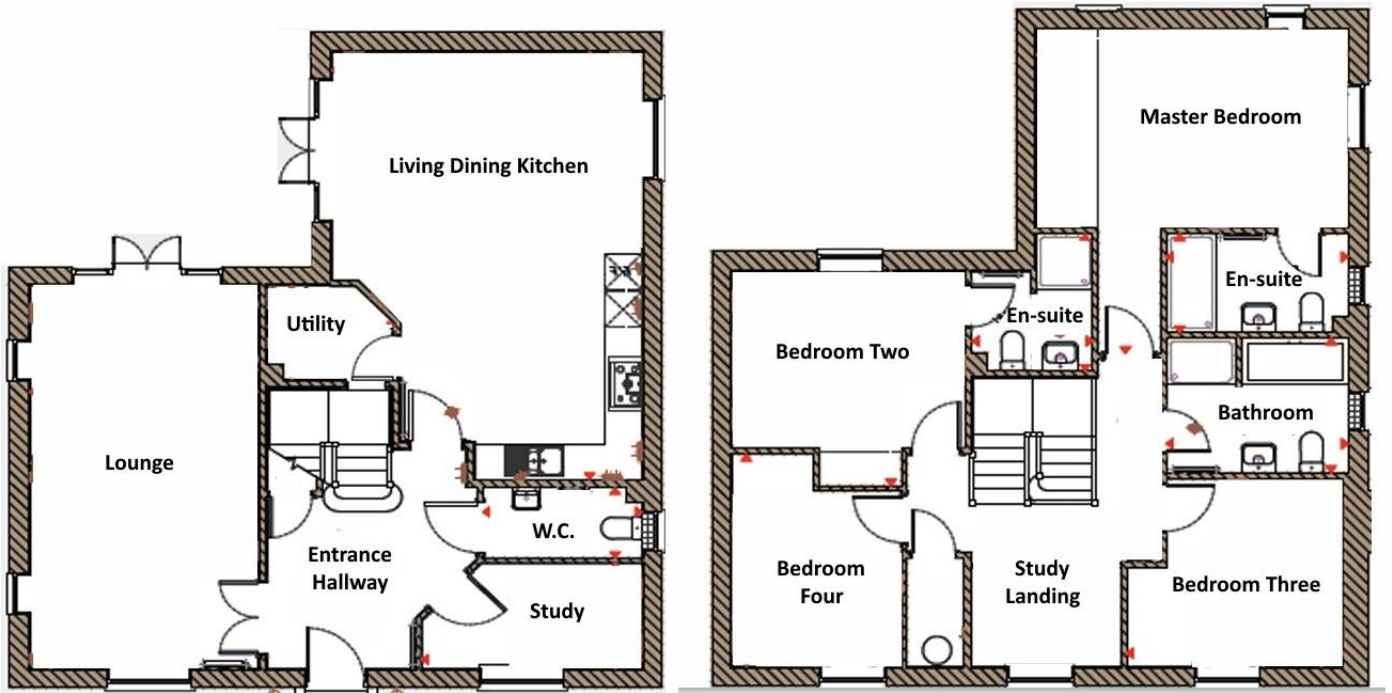
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band E.

DISCLAIMER

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