



Albert Avenue, Sileby



**£395,000**

- INDIVIDUAL DETACHED PROPERTY
- THREE DOUBLE BEDROOMS
- STYLISH ACCOMMODATION
- GALLERIED LANDING
- FEATURE BREAKFAST KITCHEN
- IMMACULATE PRESENTATION
- FREEHOLD
- EPC rating B



This stylish individual recently constructed three bedroom detached residence has quality fittings throughout which include oak internal doors at ground floor, polished metal electrical switches and light sockets in the majority (some with USB connections) which combine with a high level of presentation throughout.

Initially the spacious hallway has an architectural feature of a galleried landing, with encaustic style tiled floor which runs through to the ground floor wc. The dining room has wood flooring and dimmer light switch. The breakfast kitchen has a central island with on trend light grey units, designer stainless steel extractor above the five ring hob with integrated dishwasher beneath the composite sink unit. Supplementing the kitchen is the very impressive utility room with a second sink unit, plumbing for a washing machine and internal access through to the garage. The lounge has oak glazed doors from the kitchen and a pair of patio doors out to the feature garden.

At first floor the aforementioned galleried landing has natural lighting provided by a front Velux, then all rooms at first floor are very impressive in size. The master bedroom has an en-suite, storage cupboard and rear dormer window. The second bedroom has it's own dressing room with front and rear dormers whilst the third double bedroom has built in wardrobes and door units. Finally the bathroom is particularly spacious illuminated by LED lighting and metro style splashbacks to the bath and sink unit.





To the outside front, the block paved driveway in a herringbone pattern provides off road car parking leading to an integral single garage. At the rear the block paved patio spans the full width of the property and beyond this is a neat section of lawn semi enclosed with a retaining wall and reference should be made to the title plan to fully appreciate the size of plot on offer.

To find the property, from Sileby village centre, proceed along King Street which becomes Seagrave Road, towards the top turn right into Albert Avenue. Three quarters of the way along bear left where the property is then situated on the left hand side.





HALL 2.95m x 3.84m (9'8" x 12'7")

GROUND FLOOR WC 0.84m x 2.01m (2'10" x 6'7")

LOUNGE 4.01m x 4.85m (13'2" x 15'11")

DINING ROOM 2.92m x 3.96m (9'7" x 13'0")

BREAKFAST KITCHEN 3.73m x 4.9m (12'2" x 16'1")

UTILITY ROOM 2.21m x 2.74m (7'4" x 9'0")

BEDROOM ONE 2.97m x 4.62m (9'8" x 15'2")

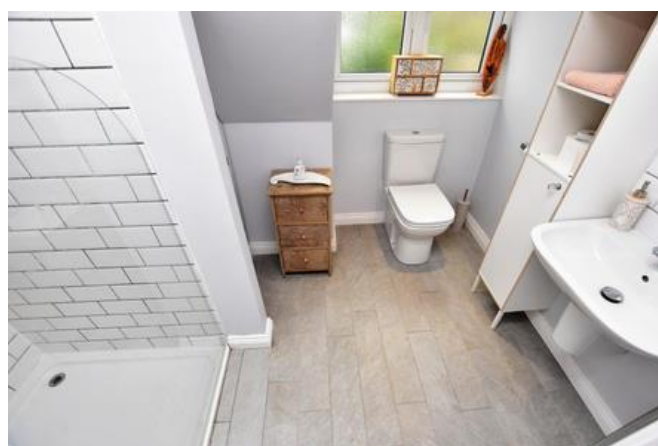
EN-SUITE 1.91m x 2.74m (6'4" x 9'0")

BEDROOM TWO 2.77m x 4.6m (9'1" x 15'1")

DRESSING ROOM 1.88m x 2.77m (6'2" x 9'1")

BEDROOM THREE 2.49m x 3.51m (8'2" x 11'6")

BATHROOM 2.21m x 3.48m (7'4" x 11'5")





## SERVICES & TENURE

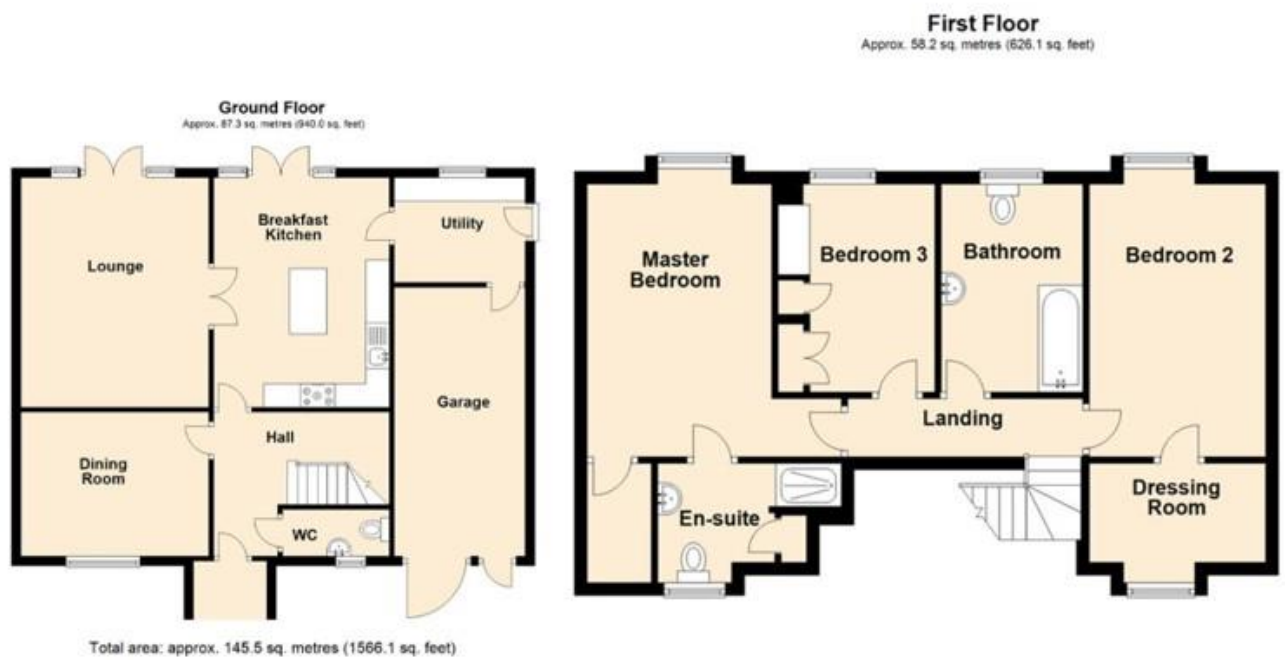
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band D.

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