



Southfield Avenue, Sileby



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Offers over £435,000

- EXECUTIVE DETACHED HOME
- FIVE BEDROOMS
- CIRCA 1,600 SQUARE FEET
- IMMACULATELY PRESENTED
- MASTER EN-SUITE
- SOUTH FACING GARDEN
- FREEHOLD
- EPC rating B



This attractive substantial executive home (some 1,600 square feet) occupies a secluded position on a modern estate with open views to the right elevation and provides "Superb" family accommodation on what is a good sized plot with a garden that pretty much faces due south.

The presentation is exemplarily and a sight visit is essential to fully appreciate the size of accommodation on offer.

Initially the hallway has luxury vinyl flooring in an oak pattern design, there's a useful understairs cupboard. All the internal doors at ground floor are oak. The ground floor WC is to the front with a study adjacent and this room is open to interpretation with regards its use.

The utility room discreetly houses the Gloworm central heating boiler (the hot water cylinder is provided by a pressurised hot water system on the first floor). There is an integrated freezer, space for two appliances and a second sink unit.

The kitchen diner has matching flooring to that of the hall and spans the full width of the property. Split in to two distinct sections, to the kitchen there's an AEG double oven and grill with five ring gas hob adjacent and stainless steel splashback and extractor. White ceramic sink unit, integrated fridge and a range of cupboard units at base and eye level with top hinged doors for the eye level ones, there is also an integrated dishwasher, LED lights illuminate the room. To the dining section, a pair of double double doors out to the side garden with retracting oak doors providing access to the lounge.



The lounge is impressive, both decoratively and size wise and lighting with its southerly aspect, there is two side elevation windows, a rear and double doors out to the garden which is ideal for entertaining.

At first floor, the landing is a feature in itself with the windows having shutters and there is also the aforementioned cupboard allowing for storage space.

The master bedroom is above the lounge and has built in furniture with sliding doors, a Juliet balcony with views towards open fields. The en-suite has a mains shower within the cubicle. Bedroom two is adjacent and has a dual aspect with both rear and side elevation windows, appealing flamingo wall decoration.

The bedrooms then run in descending order, bedroom three having a side elevation window and open views as does bedroom four and five (see floorplans). The family bathroom comprises of a four piece suite with separate shower cubicle having electric shower within and a ladder design towel rail provides the heat.

To the outside, the driveway provides off road car parking for three vehicles and this leads to the detached single garage with up and over door. At the rear there's a full width paved patio which extends adjacent to the garage with timber pergola, the garden is then mainly laid to lawn fully enclosed by timber fencing.



HALL 4.06m x 2.97m (Narrowing to 1.27)(13'4" x 9'8")

KITCHEN DINER 6.52m x 3.31m (21'5" x 10'11")

LOUNGE 6.6m x 4.2m (21'8" x 13'10")

STUDY 2.88m x 2.46m (9'5" x 8'1")

UTILITY ROOM 2.53m x 1.65m (8'4" x 5'5")

GROUND FLOOR WC 2.39m x 1.05m (7'10" x 3'5")

BEDROOM ONE 4.17m x 2.95m (to wardrobe fronts) (13'8" x 9'8")

EN-SUITE 2.18m x 2.46m (7'2" x 8'1")

BEDROOM TWO 4.21m x 2.76m (13'10" x 9'1")

BEDROOM THREE 2.78m x 2.69m (9'1" x 8'10")

BEDROOM FOUR 2.84m x 2.39m (9'4" x 7'10")

BEDROOM FIVE 2.47m x 2.21m (8'1" x 7'4")

FAMILY BATHROOM 2.49m x 2.95m (8'2" x 9'8")





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
Service charges for this estate paid twice yearly. Feb 24 £104.00 August 24 £91.76.

DISCLAIMER

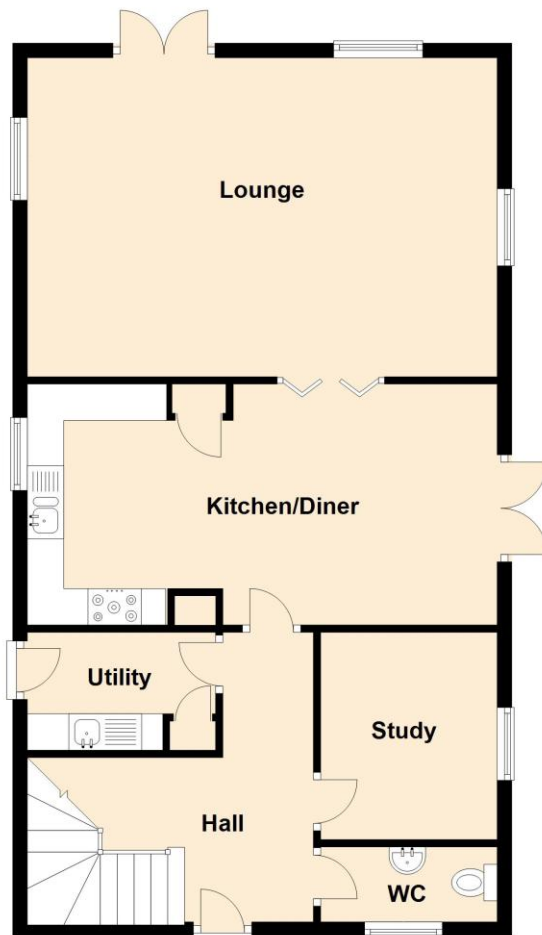
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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

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.

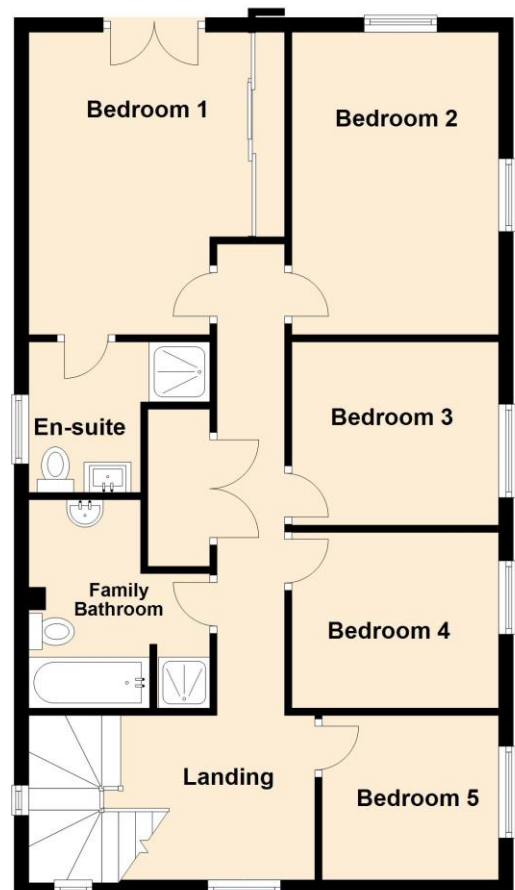
Ground Floor

Approx. 71.6 sq. metres (770.3 sq. feet)



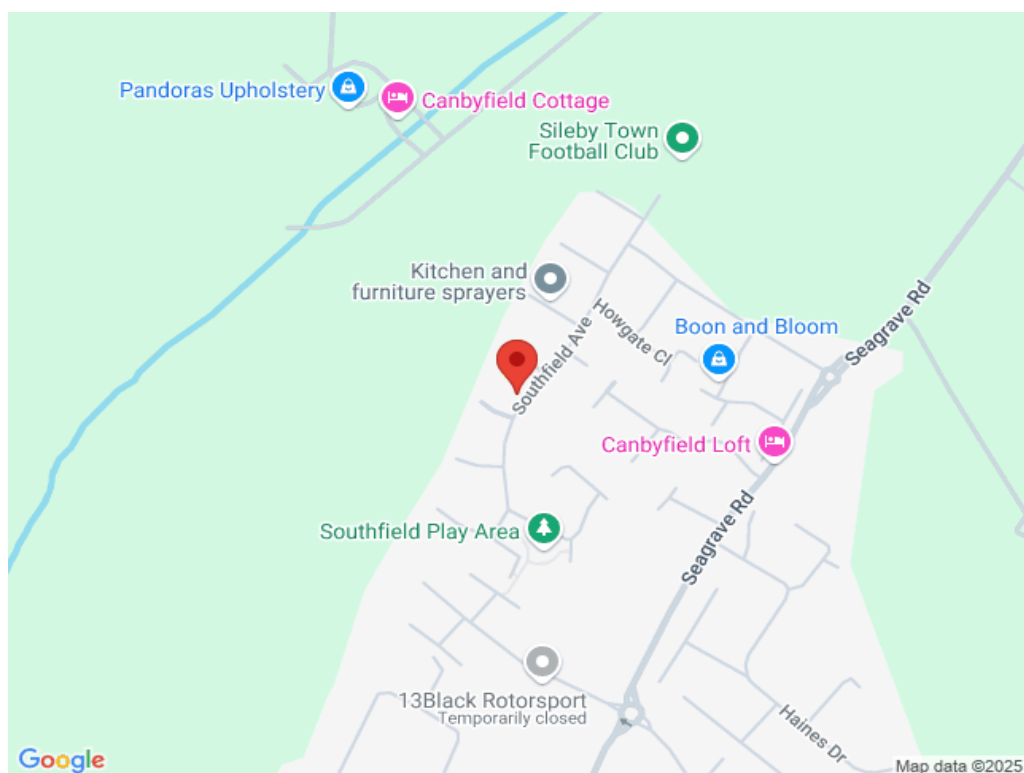
First Floor

Approx. 75.0 sq. metres (807.1 sq. feet)



Total area: approx. 146.5 sq. metres (1577.4 sq. feet)





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