



Southfield Avenue, Sileby



£425,000

- UPGRADED DETACHED HOME
- FOUR BEDROOMS
- SEPERATE STUDY
- LARGE LIVING DINING KITCHEN
- INTERNAL AIR CONDITIONING
- QUALITY LUXUARY VINYL FLOORING
- FREEHOLD
- EPC rating C



This instantly appealing, modern detached home features and upgraded stylish interior including air-conditioning, designer contemporary wall coverings and occupies this edge of Village development with country walks and excellent commuter links nearby.

This particular house design offers complete versatility, having two separate reception rooms as well as a large living dining kitchen which is complete with an upgraded dining island, space for a dining table and or sofa arrangement.

The stylish and sizable hallway brings a feeling of space to the home and there is a handy ground floor W.C. leading off. The lounge sits at the rear of the property, has an air conditioning unit and enjoys double doors leading out into the garden ideal for summer entertaining. The separate front reception lends itself to use as a study, music room, children's playroom or even an occasional ground floor bedroom and features designer 'Orla Keily' wall coverings.

The large living dining kitchen spans the full length of the property and has integrated appliances including fridge, freezer, electric double oven, upgraded induction hob, extractor and dishwasher. The utility room leads off here and has an additional sink and rear door into the garden.



Upstairs there are four bedrooms (three double) and bedroom four could accommodate a three quarter size bed if needed. The master bedroom has an air conditioning unit, built-in double wardrobe and overlooks the rear garden. The en-suite shower room has half height and fully tiled walls and there is a mixer style shower. The principal bathroom completes the accommodation and has a heated towel radiator.

To the outside, a pleasant low maintenance fore garden and two car side driveway leading to a detached, brick built single garage. The garage has been cleverly converted with a central partition wall, the front half still utilised as garage storage and the rear section with plastered walls, wood laminate flooring and therefore could be used as a home-gym, office away from the house or even for a home-based business such as a beauty suite or hairdressers etc.

Good to know; the property has uPVC double glazing throughout. Gas central heating powered by a combination gas central heating boiler located in a cupboard in the utility room.

To find the property; Sat nav postcode: LE12 7WQ - what3words: ///shears.meanders.zoom



ENTRANCE HALLWAY 5.19m x 2.11m (17'0" x 6'11")

GROUND FLOOR W.C. 1.45m x 1m (4'10" x 3'4")

LOUNGE 4.2m x 3.41m (13'10" x 11'2")

STUDY 2.8m x 2.31m (9'2" x 7'7")

LIVING DINING KITCHEN 6.84m x 3.47m (22'5" x 11'5")

BEDROOM ONE 3.71m x 3.47m (12'2" x 11'5")

EN-SUITE SHOWER ROOM 2.1m x 1.75m (6'11" x 5'8")

BEDROOM TWO 3.61m x 3.43m (11'10" x 11'4")

BEDROOM THREE 3.5m x 2.45m (11'6" x 8'0")

BEDROOM FOUR 3.47m x 2.57m (11'5" x 8'5")

FAMILY BATHROOM 2.23m x 1.83m (7'4" x 6'0")





SERVICES

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

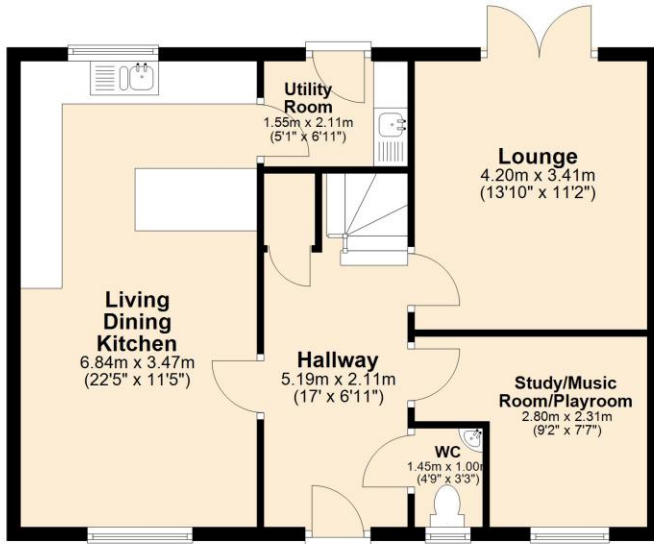
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

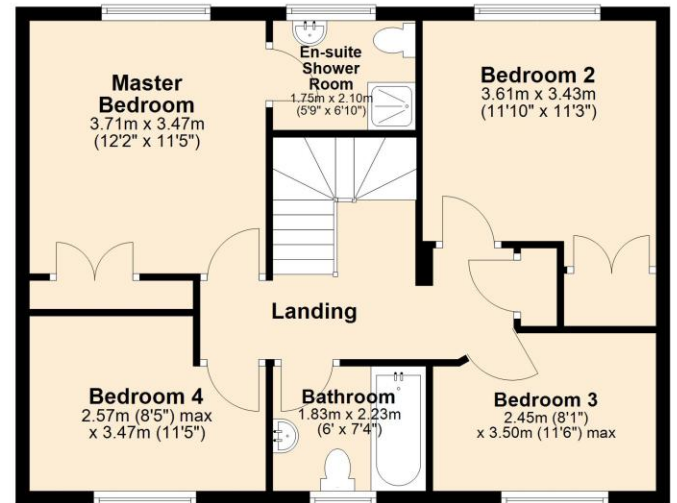
Ground Floor

Approx. 62.9 sq. metres (676.6 sq. feet)

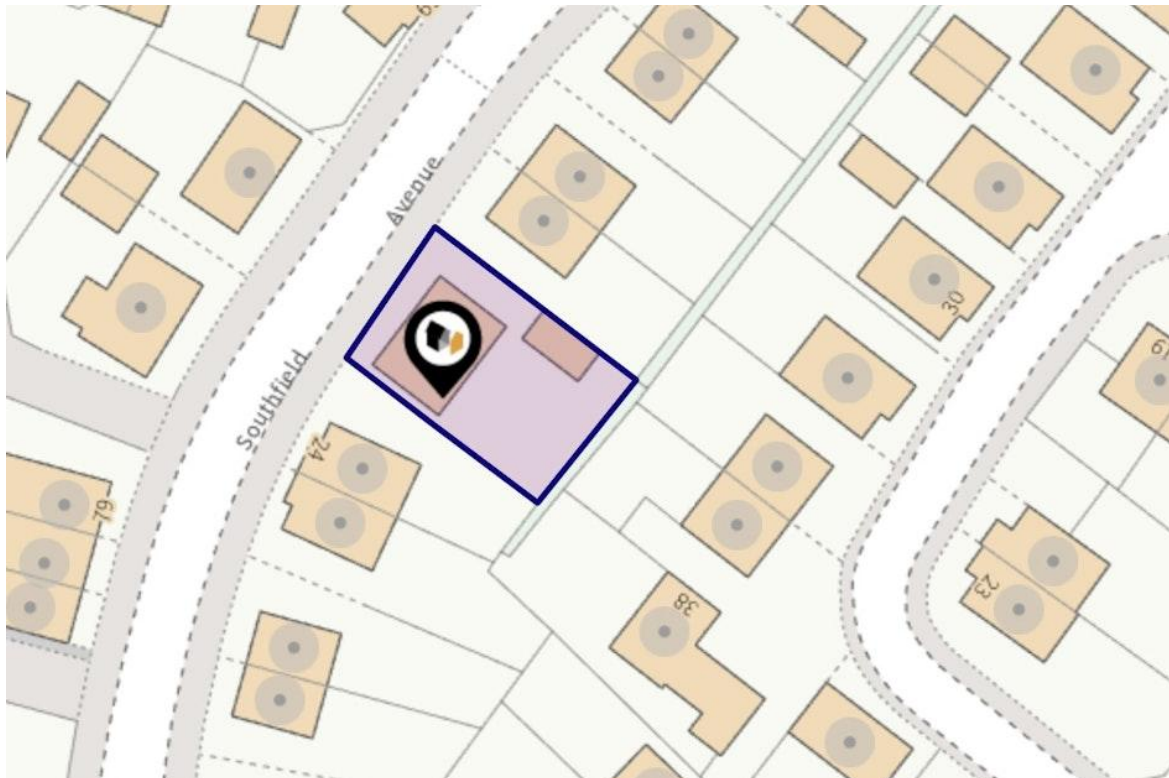


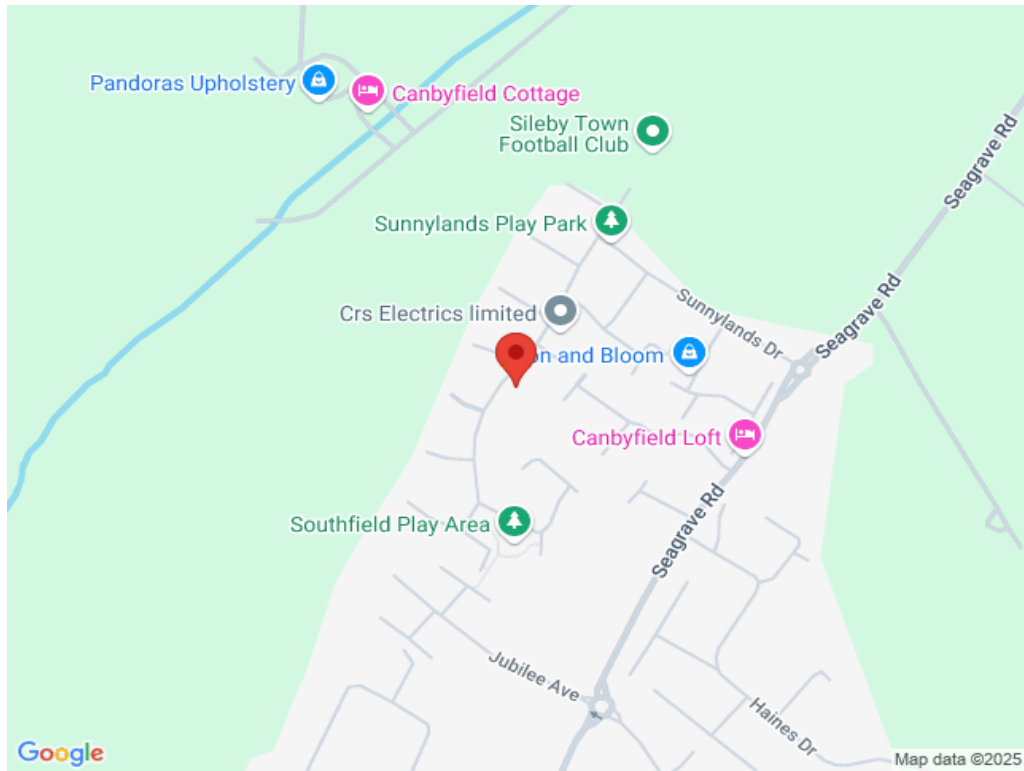
First Floor

Approx. 63.3 sq. metres (681.1 sq. feet)



Total area: approx. 126.1 sq. metres (1357.7 sq. feet)





Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk