



Sinclair



35 Wattle Close, Sileby, Leicestershire, LE12 7WU

£449,999

01509 812777 sinclairstateagents.co.uk

Property at a glance

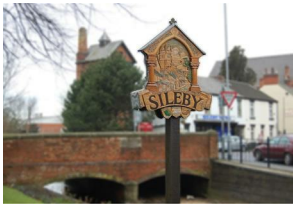
- Corner Plot
- Immaculately Presented
- Master With En-Suite
- Council Tax Band*: E
- 21'4 Fitted Kitchen/Diner
- Five Double Bedrooms
- Double Garage
- Price: £449,999

Overview

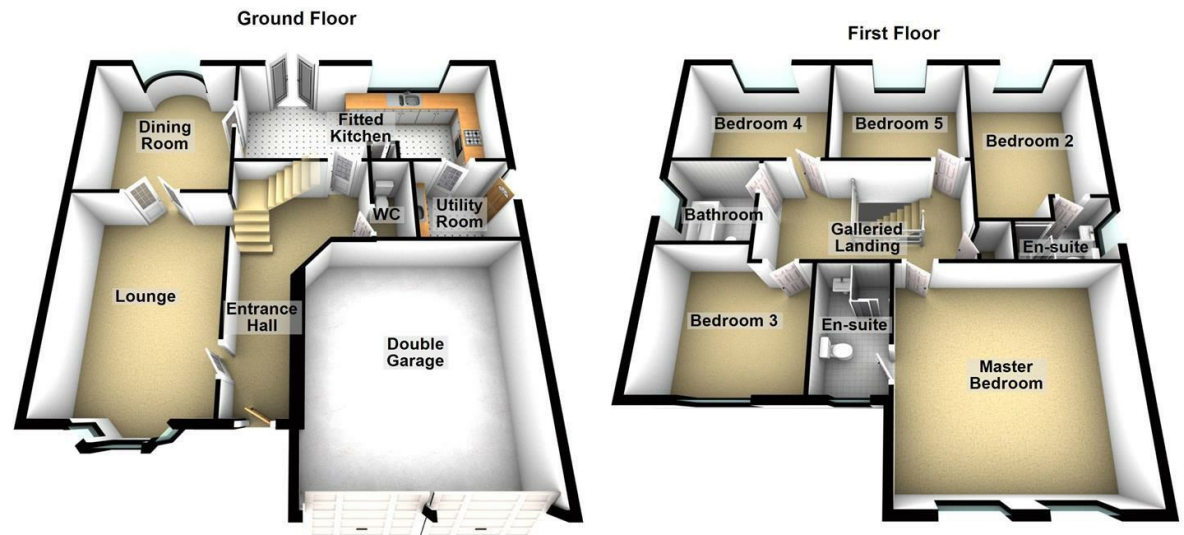
THIS IMMACULATELY PRESENTED FAMILY HOME IS SITUATED ON AN END OF CUL-DE-SAC CORNER PLOT AND BOASTS 5 DOUBLE BEDROOMS INCLUDING TWO EN-SUITE SHOWER ROOMS, UTILITY ROOM, 21'4 FITTED BREAKFAST KITCHEN AND DOUBLE GARAGE TO SAY THE LEAST! At a glance this wonderful family home comprises pleasant reception hall, bay-fronted lounge, dining room, guest cloakroom, fitted breakfast kitchen and utility room. Stairs rising to the first floor landing give way to all double bedrooms including the master bedroom and second bedroom, both with en-suite shower rooms and also giving way to the family bathroom. Externally the property enjoys an end plot with gardens to front and rear and a double garage offering off-road parking for multiple vehicles. EPC Rating B.

Location**

Sileby is a former industrial village and civil parish in the Soar Valley in Leicestershire, between Leicester and Loughborough. The village has a station on the Ivanhoe Line, and trains run regularly to Leicester, Loughborough, Nottingham and Lincoln. There are well established sporting clubs and facilities for Cricket, Football, Tennis and Lawn Bowls, Rugby, Baseball and Shooting amongst others. The village has undergone change over the last few years with the High Street and nearby King Street enjoying a number of shops, mini supermarket, a café, gift shop, hairdressers, beauticians and various pubs & social clubs. There are two main primary schools and a choice of nurseries. Nearest Airport: East Midlands (13.9 miles). Nearest Train Station: Sileby. Nearest Town/City: Loughborough (4.5 miles). Nearest Motorway Access: M1 (J23)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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Detailed Accommodation

ENTRANCE HALL

Enter through composite front door with inset double glazing, timber effect laminate flooring, stairs rising to the first floor and radiator.

CLOAKROOM / WC

The cloakroom / WC comprises: low flush WC with push button flush, corner pedestal wash hand basin with mono block mixer taps, tiled splash backs, radiator, extractor fan and timber effect laminate flooring.

FITTED BREAKFAST KITCHEN

21'4" x 9'3" (6.50m x 2.82m)

Inclusive of the modern range of egg shell gloss wall and base units with complimentary work surface, one and a half bowl sink drainer unit with mixer tap over, four ring gas hob with splash screen, extractor hood over and Zanussi double oven and grill under, integral fridge freezer and integral Zanussi dishwasher, tiled splash backs, two radiators, uPVC double glazed window to the rear elevation, uPVC double glazed french doors and ceramic tiled flooring.

UTILITY ROOM

7'3" x 6'5" (2.21m x 1.96m)

Base units with complimentary work surface, larder cupboard, sink drainer unit with mixer tap and tiled splash backs, space and plumbing for appliance's. Continued ceramic tiled flooring, extractor fan, composite side door with inset opaque double glazing and wall mounted gas fed boiler.

DINING ROOM

11'11" x 13'7" (3.63m x 4.14m)

(In to bay window)

uPVC double glazed bay window to the rear elevation, timber effect laminate flooring and radiator.

LOUNGE

11'9" x 18'1" (3.58m x 5.51m)

Featuring uPVC double glazed bay window to the front elevation, two radiators and continued timber effect laminate flooring.

ON THE FIRST FLOOR

The gallery landing gives way to five bedrooms, two en suites and family bathroom. Radiator, loft access hatch and airing cupboard housing the hot water cylinder.

MASTER BEDROOM

15'11" x 14' (4.85m x 4.27m)

Two uPVC double glazed windows to the front elevation, two radiators and his and hers walk in wardrobes each with hanging rails.

EN SUITE SHOWER ROOM

5'5" x 6'6" (1.65m x 1.98m)

Low level WC with push button flush, pedestal wash hand basin with mono block mixer taps, corner shower cubicle with thermostatic bar shower, part wall tiling, tile effect laminate flooring, opaque uPVC double glazed window to the front elevation, radiator and extractor fan.

BEDROOM TWO

10' x 14'6" (3.05m x 4.42m)

uPVC double glazed window to the rear elevation. Radiator.

EN SUITE SHOWER ROOM

Low level WC with push button flush, pedestal wash hand basin with mono block mixer taps, shower cubicle with thermostatic bar shower, wall tiling, opaque uPVC double glazed window to the side elevation, radiator, tile effect laminate flooring and extractor fan.

BEDROOM THREE

11'7" x 9'6" (3.53m x 2.90m)

uPVC double glazed window to the rear elevation. Radiator.

BEDROOM FOUR

11'4" x 9'6" (3.45m x 2.90m)

uPVC double glazed window to the rear elevation. Radiator.

BEDROOM FIVE

11'8" x 8'9" (3.56m x 2.67m)

uPVC double glazed window to the front elevation. Radiator.

FAMILY BATHROOM

6'1" x 8'3" (1.85m x 2.51m)

This modern three piece white suite comprises: low level WC with push button flush, panel bath with part tiled walls, pedestal wash hand basin with mono block mixer taps, opaque uPVC double glazed window to the side elevation, radiator, extractor fan and timber effect laminate flooring.

PRIVATE REAR GARDEN

Enjoying a sunny aspect with full width paved patio laid to lawn with side gated access, stone shingle edging with water point, range of shrubs and timber fence surrounding.

DOUBLE GARAGE

16'2" x 15'8" (4.93m x 4.78m)

Two up and over doors with light and power.

FRONT GARDEN

Situated on a corner plot with tarmacadam driveway offering off road parking for multiple vehicles, laid to lawn with planted borders, range of shrubs and paved walkway accessing the front door under a canopy porch with pebbled edging and wall mounted lantern style lighting.



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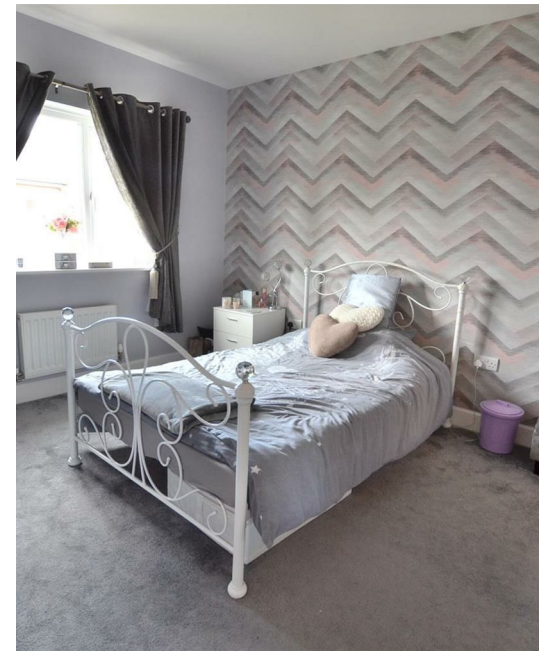
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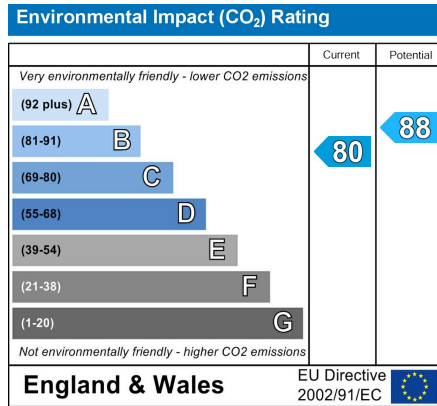
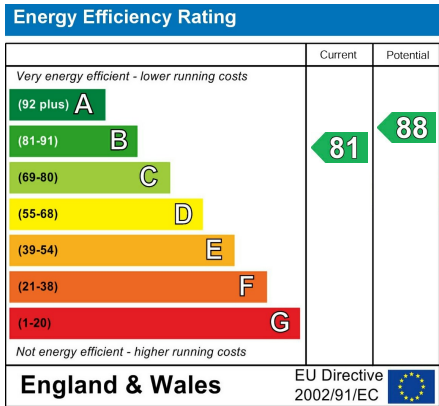
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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

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