



Sinclair

75 Seagrave Road, Sileby, Leicestershire, LE12 7TW

£259,950

01509 812777 sinclairestateagents.co.uk

Property at a glance

- Sought After Village Location
- Utility Room & Downstairs WC
- uPVC D. Glazing & G.C Heating
- Council Tax Band*: C
- Extended Period Residence
- Converted Loft Space
- Generously Proportioned Garden
- Price: £259,950

Overview

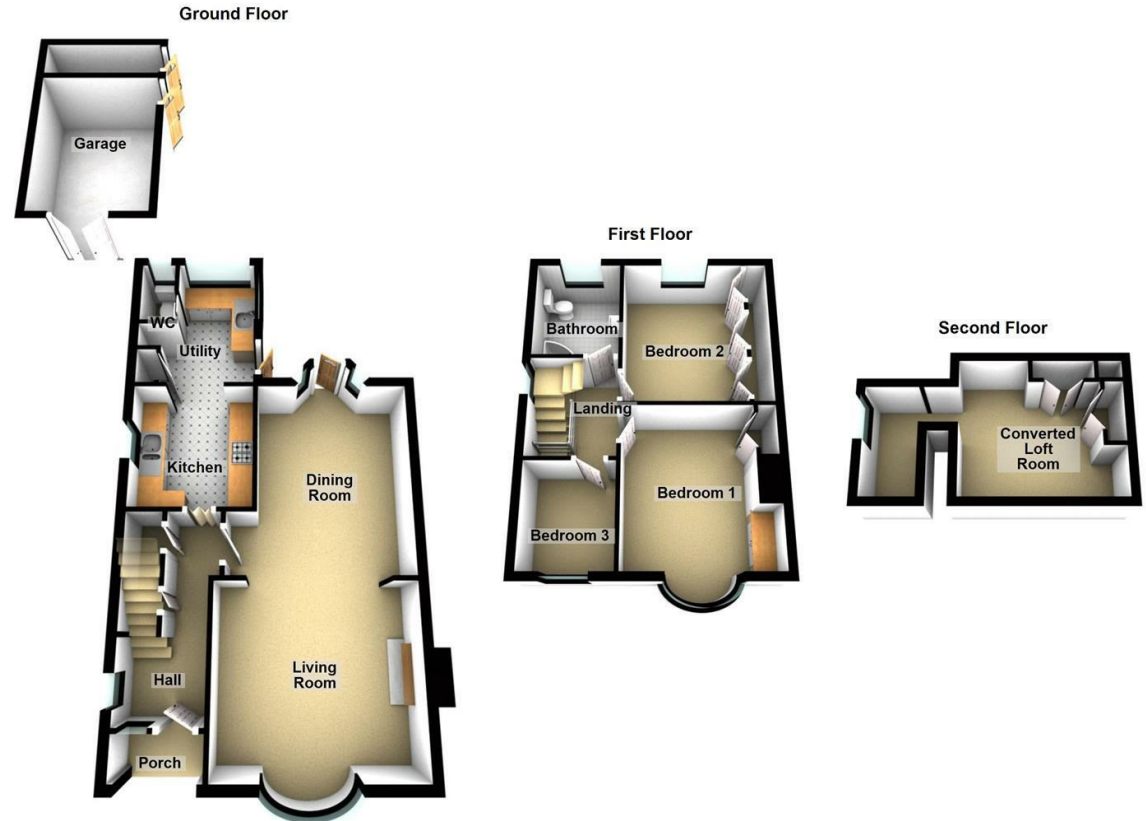
Set back from the road this traditionally styled bay and gable fronted semi-detached period residence and has been extended to the rear in addition to a converted loft space. Situated on the favoured Seagrave Road the property in brief comprises: storm porch, reception hall, open living space with lounge and dining areas, re-fitted kitchen, utility room, downstairs WC and on the first floor a landing gives way to three bedrooms and a bathroom with fitted white three piece suite and there are stairs accessing the converted loft space with electric light and power, uPVC double glazed window and radiator. Outside there is a block paved driveway providing off road car standing and a brick built garage. The rear garden has an enclosed patio area with bespoke brick built BBQ and smoker with seating and the main garden is generously proportioned with a series of timber built out stores.

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

Arched storm porch, uPVC double glazed door and adjacent window through to the reception hall.

RECEPTION HALL

The reception hall has narrow wood strip flooring, under stair storage cupboard, stairs access the first floor, uPVC double glazed opaque glass window to the side elevation, radiator, door accessing the re-fitted kitchen and main living rooms with lounge and dining areas.

FRONT LOUNGE AREA

12'2" x 11'9" (3.71m x 3.58m)

(To the side of chimney breast and not including bay window)

uPVC double glazed walk-in bay window to the front elevation, feature brick fireplace with raised hearth and inset life flame gas fed fire, display plinths with wooden tops, coving to ceiling, ceiling rose, radiator and open access to the dining room.

DINING ROOM

12' x 9'4" (3.66m x 2.84m)

With a further bay to the rear elevation with uPVC double glazed windows and door overlooking and accessing the garden. Radiator.

RE-FITTED KITCHEN

8'6" x 8'6" (2.59m x 2.59m)

The kitchen has been re-fitted with a one and a half bowl single drainer sink unit with chrome swan neck style mixer tap over with a water filter and there are pan drawers under, range of fitted units to the wall and base, work surface with matching upstand, wall mounted and concealed gas fed boiler, electric induction Zanussi hob with stainless steel canopy hood over, double electric fan assisted eye level Bosch oven and grill, integrated fridge and space saving drawer units. The kitchen area has been extended with a utility room to the rear.

UTILITY ROOM

8'10" x 4'2" (2.69m x 1.27m)

(To the front of cupboards)

Single drainer stainless steel sink unit with chrome mixer tap over and cupboards under, roll edge work surface and tiled surround, plumbing for washing machine, uPVC double glazed windows to two aspects and uPVC double glazed door accessing the garden, space for a tall standing fridge freezer and additional fitted cupboards. Sliding door accessing the downstairs WC.

CLOAKROOM / WC

The WC is fitted with a white contemporary low flush WC with push button flush, cloaks hanging space, radiator and uPVC double glazed opaque glass window to the rear elevation.

ON THE FIRST FLOOR

On the first floor a landing gives way to three bedrooms and a bathroom fitted with a white three piece

suite. uPVC double glazed opaque glass window to the half level landing area and a dog legged staircase accessing the converted loft space.

FRONT BEDROOM ONE

11'6" x 9'11" (3.51m x 3.02m)

(To the front of wardrobe / cupboards)

uPVC double glazed walk-in bay window to the front elevation with a pleasant outlook down Seagrave Road. Radiator, range of fitted wardrobe / cupboards, shelving and dressing table.

BEDROOM TWO

11'8" x 9'5" (3.56m x 2.87m)

(To the front of wardrobe / cupboards)

uPVC double glazed window to the rear elevation overlooking the garden, radiator, range of fitted wardrobe / cupboards and matching dressing table.

BEDROOM THREE

7'6" x 6'4" (2.29m x 1.93m)

uPVC double glazed window to the front elevation. Radiator.

BATHROOM

The bathroom is fitted with a white three piece suite comprising: corner jacuzzi spa bath with thermostatic shower over and chrome mixer tap with additional shower head and hose, low flush WC with push button flush, vanity unit surmounted by a wash hand basin with chrome mixer tap over and cupboard and drawer storage under. Heated towel rail, uPVC double glazed opaque glass window to the rear elevation and radiator.

CONVERTED LOFT ROOM

The loft has been converted to make super useable and flexible space with uPVC double glazed window to the side elevation with roof scape views across Sibleby. There is a radiator. The main space is approximately 11'7" x 9'1" with some restricted head height. Built in desk, eaves storage, fitted wardrobe / cupboards and electric light and power.

OUTSIDE

The property is set back from the road with a block paved driveway providing ample off road car standing and side access which in turn leads to the garaging. There is a planting area and central steps leading to the main entrance door.

To the rear of the property is a block paved patio area, gated access leading to the driveway and personal access doors through to the garage. The patio area is enclosed and private with a bespoke brick built BBQ / smoker with storage under and timber built seating to the edge of the patio with steps leading to the main garden. The main garden is generously proportioned with a pathway leading to the rear and a series of timber built outbuildings formally pigeon houses / aviary.

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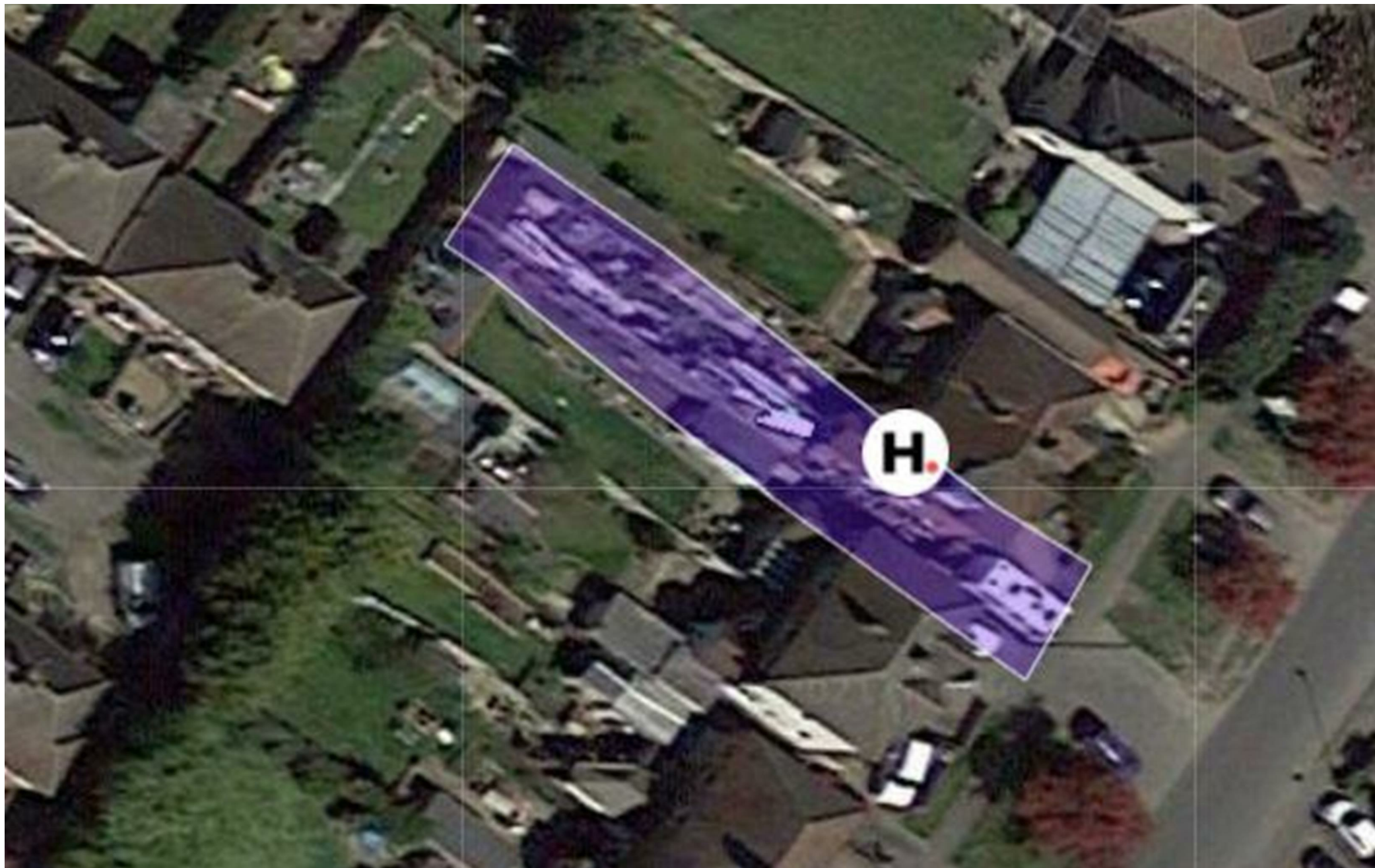
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

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

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Photographs

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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

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For a free valuation of your property with no obligation
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15 High Street, Sileby, Leicestershire, LE12 7RX

Tel: 01509 812777

Email: sileby@sinclairestateagents.co.uk