

A two-story brick house with a white door and windows, a lawn, and a garage. The house is made of red brick and has a dark tiled roof. There are two chimneys on the roof. The front garden has a green lawn and a large tree on the left. A paved path leads to the front door. To the right of the house is a garage with a dark door. The house is surrounded by other houses in a residential area.

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8 Kilbourne Close, Sileby, Leicestershire, LE12 7SD

£277,500

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Property at a glance

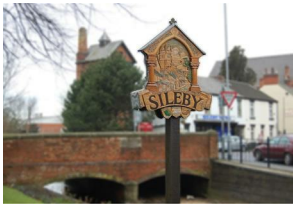
- Refurbished Since 2022
- Pleasant Garden Room
- Driveway & Garaging
- Council Tax Band*: C
- Open Plan Family Dining Kitchen
- Refitted Bathroom
- Stunning Family Home
- Price: £277,500

Overview

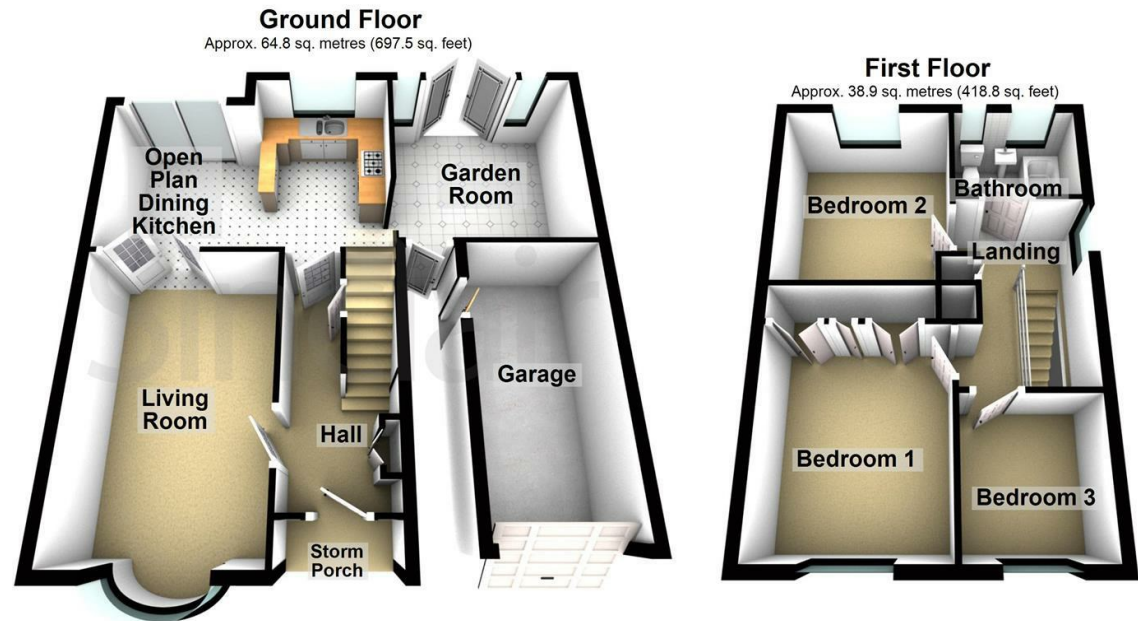
This stunning semi detached property has been much improved since 2022 including: new Worcester boiler, electric consumer unit, carpets and oak flooring, fresh décor. windows and internal doors all providing a super ready to move in to home. The accommodation in brief comprises: reception hall, living room, refitted open plan family dining kitchen with a garden room and on the first floor a landing gives way to three bedrooms with fitted wardrobes to the master and a refitted bathroom. Outside the property occupies a pleasant position set back from the road towards the head of this favoured cul-de-sac with front garden, driveway, garaging and an enclosed and private garden to the rear.

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

Composite entrance door with inset double glazed and arched feature window, adjacent matching panel windows through to the reception hall.

RECEPTION HALL

The reception hall offers a pleasant welcome to the property with engineered oak flooring continuing through to the open plan family dining kitchen, feature panelling, refitted balustrade staircase accessing the first floor with under stair storage cupboard, stylish bar radiator, oaks doors accessing the open plan family dining kitchen and living room. Built in meter cupboard and cloaks hanging space.

LIVING ROOM

10'10" x 15'9" (3.30m x 4.80m)

uPVC double glazed bow window to the front elevation with fitted blinds, feature fireplace with tiled hearth and inset gas fed fire with inlaid decorative tiles, wooden sides and over mantel. Radiator and double oak doors accessing the open plan family dining kitchen.

OPEN PLAN FAMILY DINING KITCHEN

17'2" x 9'10" min x 11'8" max (5.23m x 3.00m min x 3.56m max)

The dining area has a stylish bar radiator, uPVC double glazed sliding patio doors overlooking and accessing the garden, engineered oak flooring and open access to the fitted kitchen.

The refitted kitchen has a single drainer one and a half bowl ceramic sink unit with mixer tap over and cupboards under, range of fitted shaker style units to the wall and base with marble effect work surface and complimentary tiled surround. The work surface continues to a central island style divide separating the dining and kitchen areas with additional storage under. There are fitted pan drawers, a range oven with stainless steel extractor canopy hood over, integrated fridge, freezer and dishwasher and a Virgin pure filtered water system. uPVC double glazed window to the rear elevation overlooking the garden. The oak flooring continues from the dining room area in to the kitchen and continues with access to the garden room.

GARDEN ROOM

11' x 10'4" (3.35m x 3.15m)

This lovely light space has views over the garden with uPVC double glazed windows and french doors accessing the garden, there is a stylish bar radiator, lantern wall lights, uPVC double glazed personal access door leading to the front elevation which in turn accesses the garage.

ON THE FIRST FLOOR

On the first floor a landing has oak doors and gives way to three bedrooms and refitted

bathroom. Balustrade handrail with oak finish, feature panelling to walls, uPVC double glazed window to the side elevation with fitted blinds, loft access hatch and airing cupboard housing the Worcester combination gas fed boiler.

BEDROOM ONE

11'3" x 9'8" (3.43m x 2.95m)

(To the front of fitted wardrobes / cupboards)

uPVC double glazed window to the front elevation, radiator and a range of fitted wardrobes / cupboards with double hanging rails.

BEDROOM TWO

10'10" x 9'6" (3.30m x 2.90m)

uPVC double glazed window to the rear elevation overlooking the garden. Radiator.

BEDROOM THREE

7'5" x 7'2" (2.26m x 2.18m)

uPVC double glazed window to the front elevation with fitted blinds. Radiator.

REFITTED BATHROOM

The bathroom has been refitted with a white contemporary three piece suite comprising: panel bath with chrome mixer tap and shower over, glass shower screening, low flush WC with push button flush, pedestal wash hand basin with chrome mixer tap, tiled splash backs and surround, heated chrome towel rail and uPVC double glazed opaque glass windows to the rear elevation. Tiled flooring.

OUTSIDE

The property occupies a pleasant position set back from the road at the head of the cul-de-sac with front shaped lawn, driveway providing ample parking and ornamental tree and shrubs. There is gated side access leading to the garage and personal access door to the garden room.

The garage measures 16'3" x 7'5" with an up and over door, electric light and power. A stainless steel sink unit to the rear forming part of a useful utility area with plumbing for washing machine and space for a tall standing fridge freezer.

The rear garden has a slate effect slabbed patio area running the width of the property, outside electric power points and a shaped lawn with a variety of plants and shrubs and a hedged rear boundary providing privacy to the garden.

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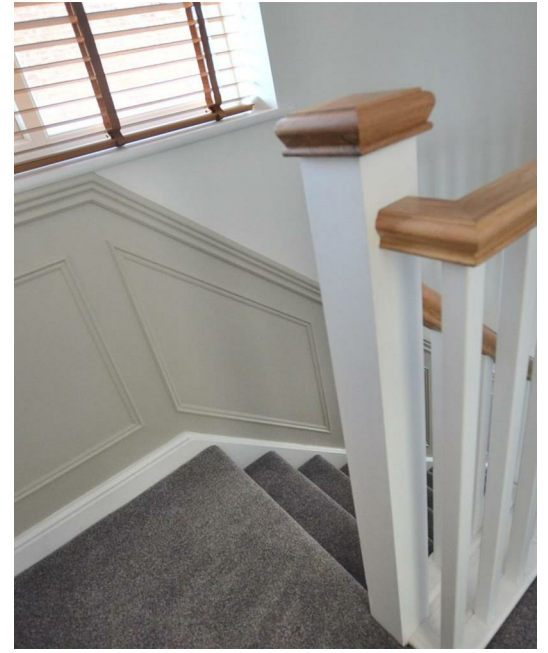


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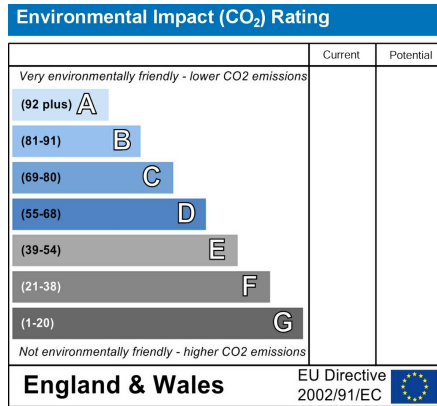
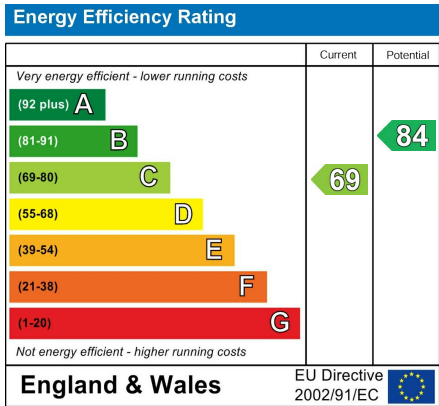


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Fixture & Fittings

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

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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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