



Sinclair

7b Albert Avenue, Sileby, Leicestershire, LE12 7TA

New Price £387,000

01509 812777 sinclairestateagents.co.uk

Property at a glance

- Flexible Accommodation
- Private and Enclosed Rear Garden
- Feature Hall and Landing
- Council Tax Band*: D
- Master En-Suite
- Tucked Away Position
- Garden Room/ Current Dog Grooming Parlour
- Price: £367,000

Overview

Occupying a tucked away position this modern three/four bedroom family home enjoys a stylish interior with solid oak doors on the staircase and kitchen and a feature mezzanine style hall and landing in addition to further accommodation which offers great flexibility comprising; porch, downstairs cloaks/WC, family room/bedroom four/dining room, an open plan family dining kitchen with access to the garage, side lobby and garden room; there is a living room with multi-fuel burning stove. On the first floor the mezzanine style landing gives way to three double bedrooms with an en-suite to the master and a Jack-n-Jill bathroom servicing guest bedroom two which also enjoys a walk-in dressing room/ home office. Outside there is a driveway providing off road parking and the rear garden is private and of low maintenance. 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.



7b Albert Avenue, Sileby, Leicestershire, LE12 7TA

Sinclair

Detailed Accommodation

GROUND FLOOR

Entrance

UPVC doors accessing the entrance porch.

Entrance Porch

Has uPVC double glazed windows to two aspects, electric light and a uPVC double glazed door with inset leaded light and opaque glass window through to the reception hall.

Reception Hall

Offers a pleasant welcome to the property with mezzanine style landing and dog leg staircase, glass panelling and wood finish. There are solid timber stylish doors accessing the downstairs cloaks/WC, the family room/ dining room/ bedroom four and the open plan family dining kitchen. There is a radiator, tiled flooring and understair cupboard with cloaks hanging space and lighting.

Downstairs Cloaks/WC

Is fitted with a contemporary white two piece suite comprising; a low flush WC with push button flush and a vanity unit surmounted by a wash hand basin with chrome mixer tap and cupboard under, heated chrome towel rail, part tiled walling, tiled floors and uPVC double glazed tilt-n-turn windows. There is an alcove recesses with inset mirror and LED downlights.

Family Room/Dining Room/Bedroom Four

13'0" x 9'6" (3.96m'0.00m x 2.90m)

Having uPVC double glazed window to the front elevation, radiator and solid oak flooring. This room provides flexibility for a number of uses to suit and currently used as a teenagers bedroom.

L-Shaped Open Plan Family Dining Kitchen

16'0" x 22'1" (4.88m x 6.73m)

(Overeall measurments)

A super open plan room comprises:-

Kitchen Area

Is fitted with a one-and-a-half bowl Franke composite style sink unit with stylish chrome mixer tap over, cupboards under work surface with complimentary tiled surround and a range of integral appliances including; Neff five ring stainless steel gas hob with Bosch stainless steel extractor canopy hood over and pan drawers under. There is a Neff double electric eye level oven and grill, space for a tall standing fridge/freezer, plumbing for a dishwasher, further under unit space to accommodate an additional appliances with plinth lighting, uPVC double glazed door with inset window accessing the side passage and lobby and personal access door through to the garage.

Dining Area

Has continued tiled flooring, radiator, further range of the matching Shaker style solid oak units to the wall and base providing ample storage with under unit lighting, pantry style cupboards and uPVC double glazed double French style patio doors overlooking and accessing the garden and double doors with inset windows through to the main living room.

Main Living Room

12'10" x 15'11" (3.91m x 4.85m)

Having solid oak flooring and a feature fireplace with raised hearth surmounted by Stovey multi-fuel burning stove, inset spotlights to ceiling and additional wall lighting, uPVC double glazed doors overlooking and accessing the garden. There are two aerial points.

FIRST FLOOR

Mezzanine Landing

The first floor is accessed via a dog leg feature staircase with a super mezzanine style landing overlooking the reception hall, a double glazed skylight window and solid contemporary style wooden doors accessing three double bedrooms with an en-suite to the master and Jack-n-Jill bathroom to the landing and guest bedroom. Loft access hatch with pull down ladder.

Master Bedroom

8'9" x 14'0" (2.67m x 4.27m)

(To front of wardrobe/cupboards)

There is a uPVC double glazed dormer window to the rear elevation overlooking the garden, radiator, inset spotlights to ceiling and a range of built-in wardrobe/cupboards and a further airing cupboard providing additional storage with a solid timber door accessing the en-suite.

En-Suite Shower Room

Is fitted with a double width shower cubicle with glass door screening, low flush WC with push button flush and a vanity unit surmounted by a wash hand basin with chrome mixer tap over and cupboard storage under. There is a uPVC double glazed opaque glass dormer window to the front elevation, tiled flooring, tiled splashbacks, and a heated chrome towel rail.

Bedroom Two

14'10" x 9'2" (4.52m x 2.79m)

Having a uPVC double glazed dormer window to the rear elevation overlooking the garden, radiator, inset spotlights to ceiling, a recessed alcove with TV space, aerial and sockets, doors accessing a walk-in dressing room and Jack-n-Jill style bathroom.

Walk-In Dressing Room/ Home Office

9'3" x 4'0" (2.82m x 1.22m)

(some restricted head height)

Having uPVC double glazed dormer window to the front elevation and a radiator. This room is currently used as a home Office.

Main Jack-n-Jill Family Bathroom

Being fitted with a panelled Jacuzzi style bath with LED plinth lighting and a thermostatic drencher shower head over, shower head suspended from the ceiling in a chrome finish, a built-in vanity unit surmounted by a feature wash hand basin with chrome mixer tap and cupboard storage under, low flush WC with push button flush, tiled flooring, heated chrome towel rail, tiled splashbacks, uPVC double glazed opaque glass dormer window to the rear elevation with inset spotlights to the ceiling.

Bedroom Three

11'1" x 7'10" (3.38m x 2.39m)

(some restricted head height)

Having uPVC double glazed dormer window to the rear elevation overlooking the garden, radiator and built-in storage cupboard with inset spotlights to ceiling.

OUTSIDE

Front

To the front of the property there is a block paved driveway providing off road car standing which in turn leads to the garage.

7b Albert Avenue, Sileby, Leicestershire, LE12 7TA

Sinclair

Garage

The garage has a roller shutter and electrically operated door and a personal access door leading back to the property. There is side access and a uPVC double glazed door and an opaque inset window leading to a small passageway which leads to the garden room.

Garden Room/ Dog Grooming Parlour

12'5" x 10'5" (3.78m x 3.18m)

Has tiled flooring and a UTILITY AREA with electric light, power, plumbing for washing machine, a brick built base and uPVC double glazed windows and doors overlooking and accessing the garden.

The vendors currently run a dog grooming business from this space and enjoys a private entrance door separate from the property for visiting clients. The room could also be used for beauty therapy , massage/ room (subject to any additional permissions) or a garden room as originally intended

Rear Garden

The rear garden is finished for low maintenance with a block patio and a gravelled garden beyond, planting borders with mature plants, shrubs and trees. The property enjoys privacy to the plot and has outside wall lighting and awning. There is electric power and outside tap.



7b Albert Avenue, Sileby, Leicestershire, LE12 7TA

Sinclair



7b Albert Avenue, Sileby, Leicestershire, LE12 7TA



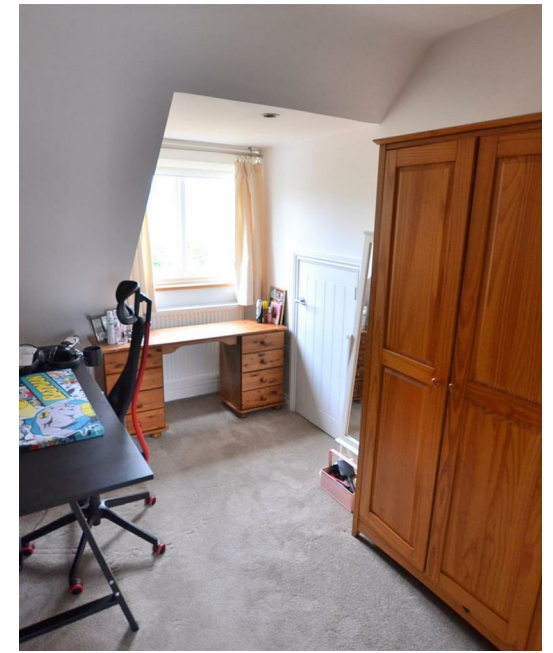
7b Albert Avenue, Sileby, Leicestershire, LE12 7TA

Sinclair

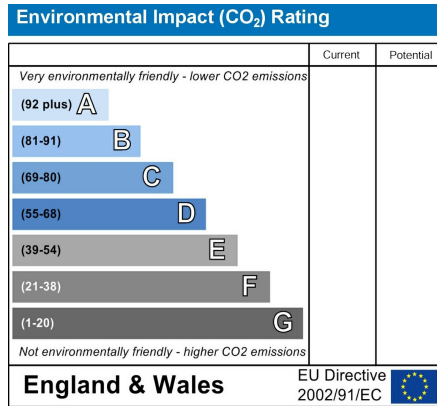
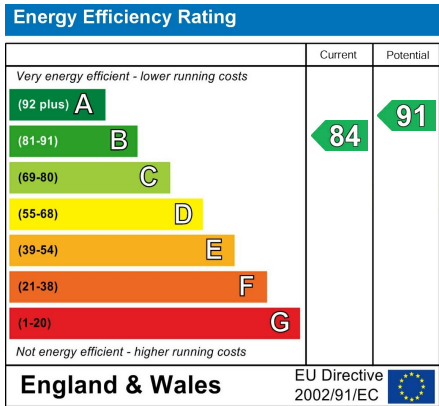


7b Albert Avenue, Sileby, Leicestershire, LE12 7TA





7b Albert Avenue, Sileby, Leicestershire, LE12 7TA



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

Sinclair

Thinking of Selling?
For a free valuation of your property with no obligation
call Sinclair on 01509 812777



Sinclair

Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

15 High Street, Sileby, Leicestershire, LE12 7RX
Tel: 01509 812777
Email: sileby@sinclairestateagents.co.uk