

An aerial photograph showing a row of five brick houses with dark roofs and white garage doors. The houses are situated in the foreground, with a large, lush green field extending behind them. In the distance, there are rolling hills and a town under a cloudy sky. The Sinclair logo is overlaid in the top right corner.

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48 Herrick Close, Sileby, Leicestershire, LE12 7RL

New Price £415,000

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Property at a glance

- Stunning Open Views
- New Worcester Boiler (2022)
- Master En-suite
- Council Tax Band*: D
- Redesigned and Extended (2021)
- Super Open Family Living Kitchen
- Downstairs WC and Utility
- Price: £415,000

Overview

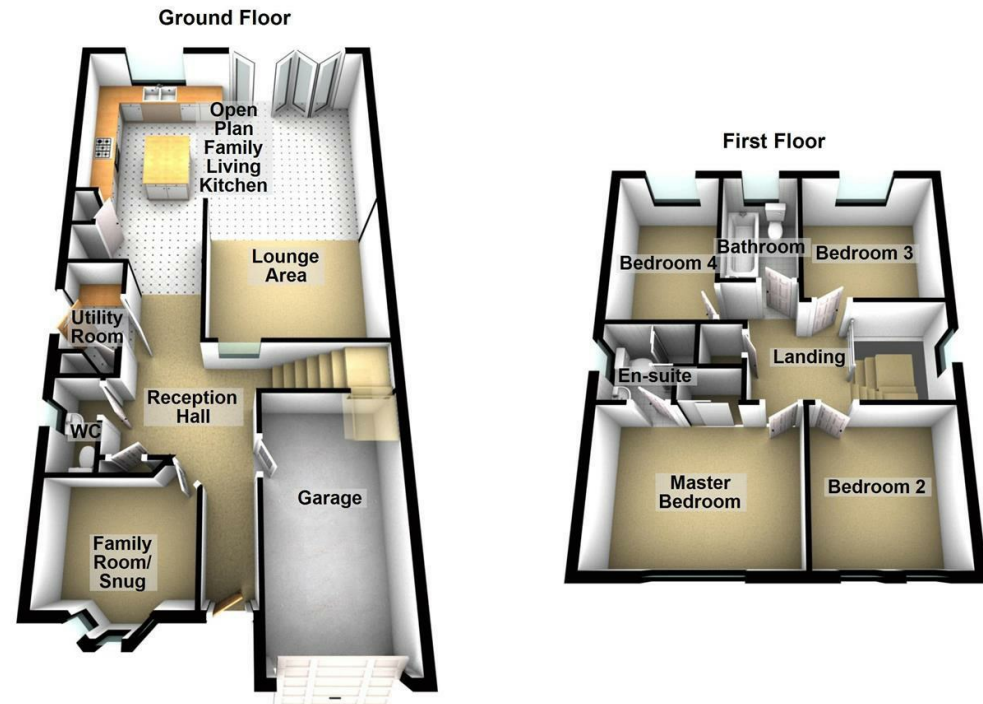
Redesigned and extended in 2021 this super four bedroom detached family home enjoys key features including the stunning open plan family living kitchen and open field views to the rear. The accommodation has been thoughtfully redesigned with an open reception hall, downstairs WC, family room/snug and separate utility room in addition to the rear extension with kitchen dining and lounge areas. On the first floor a landing gives way to four well proportioned bedrooms with refitted en-suite to the master bedroom and a further refitted family bathroom. Outside there are gardens to the front and rear, driveway providing off road car standing and garaging. A fantastic property in a popular location with ease of access to the village centre and amenities.

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

DETAILED ACCOMMODATION

Canopy storm porch with an entrance door though to the reception hall.

RECEPTION HALL

The reception hall offers a pleasant welcome to the property with wood effect laminate floor spanning the all of downstairs and oak doors accessing the family room/snug, a builtin cloaks cupboard, downstairs WC, utility room and open access to the stunning open plan family living kitchen. There is a personnel access door accessing the garage, stairs accessing the first floor, two radiators.

FAMILY ROOM/SNUG

9'3 x 6'10 (2.82m x 2.08m)

uPVC double glazed box bay window to the front elevation with seating area, a contemporary style wall mounted radiator.

DOWNSTAIRS CLOAKROOM / W.C

Fitted with a white contemporary two piece suite comprising low flush WC, wash hand basin with chrome mixer tap over and cupboard under, heated chrome towel rail, uPVC double glazed opaque glass window to the side elevation.

UTILTY ROOM

Utility room has a wood effect worksurface with cupboards over and space for tumble dryer under, there is a further builtin utility cupboard with plumbing for washing machine and storage, there is a door with inset double glazed window to the side elevation accessing the outside.

OPEN PLAN FAMILY LIVING KITCHEN

20'10 x 13'6 min 18'1 max (6.35m x 4.11m min 5.51m max)

This stunning extension provides a particular feature of sale with open aspect views to fields and countryside to the rear. The open plan living space has kitchen, dining and lounge areas. The kitchen has double Caple Belfast style sink with swan neck stylish mixer tap over and cupboards under, there are solid wooden worksurfaces with matching upstand, fitted units to the wall and base, there is a centre island unit with further solid wood worksurface continuing to a breakfast bar area with pan drawers under and further storage. There is space for a range oven with extractor fan over, stylish tiled surround, integrated dishwasher and space and housing for an American style fridge freezer. There is a uPVC double glazed window to the rear elevation enjoying views of the garden and open fields beyond and two further Velux skylight windows with fitted blinds bringing additional natural light to the room. To the dining area area double glazed bi-folding doors with fitted blinds opening to the rear garden and again enjoying views to the area, there is a contemporary wall mounted radiator, further uPVC double glazed window to the side elevation and open access to the lounge area.

LOUNGE AREA

11'10 x 10'2 (3.61m x 3.10m)

There is a viewing window through to the reception hall.

FIRST FLOOR

On the first floor an open landing space gives way to four well proportioned bedrooms and refitted family bathroom. There is an en-suite to the master bedroom. Loft access hatch with pull down ladder leading to a boarded loft, there is a radiator, airing cupboard housing the hot water cylinder. uPVC double glazed opaque glass window to the stair area bringing natural light to the landing.

MASTER BEDROOM

9'9 x 9'5 (to the front of wardrobe/cupboards) (2.97m x 2.87m (to the front of wardrobe/cupboards))

uPVC double glazed window to the front elevation, radiator, built in wardrobe/cupboards and additional wardrobe/cupboards with sliding doors, door accessing the refitted en-suite shower room.

EN SUITE

The en-suite is fitted with a enclosed shower cubicle with door screening, low flush WC., vanity unit surmounted by wash hand basin with cupboards under and chrome mixer tap over, there is stylish tiling to half walls, uPVC double glazed opaque glass window to the side elevation, hearted chrome towel rail.

BEDROOM TWO

9'5 x 8'9 (2.87m x 2.67m)

Two uPVC double glazed windows to the front elevation, radiator.

BEDROOM THREE

8'10 x 8'10 (inc wardrobe/cupboard) (2.69m x 2.69m (inc wardrobe/cupboard))

uPVC double glazed window to the rear elevation enjoying open field views, fitted wardrobe/cupboards with mirror fronted sliding doors.

BEDROOM FOUR

10'9 x 6'6 (inc wardrobe/cupboards) (3.28m x 1.98m (inc wardrobe/cupboards))

uPVC double glazed window to the rear elevation enjoying open field views beyond, radiator. There is fitted wardrobe/cupboard with mirror front sliding doors.

REFITTED FAMILY BATHROOM

The bathroom has been refitted with a white contemporary three piece suite comprising panel bath with chrome combination shower tap, low flush WC with push button flush and concealed cistern, there is a vanity unit surmounted by wash hand basin with chrome mixer tap over and cupboards under, tiled flooring, tiled walls, heated towel rail, uPVC double glazed opaque glass window to the rear elevation.

OUTSIDE

The property occupies a pleasant position to the head of the cul-de-sac with a driveway providing off road car standing and shaped lawn to the front with ornamental cherry tree. There is gated side access leading to the rear and driveway accesses the garage.

The rear garden enjoys a south westerly aspect enjoying stunning open field views to the rear and privacy to the plot There is a slate stone patio area with garden laid mainly to lawn beyond and a variety of mature plants shrubs and trees, there are outside power points and outside water tap. There is a covered lean-to store area and timber built shed to the side of the property.

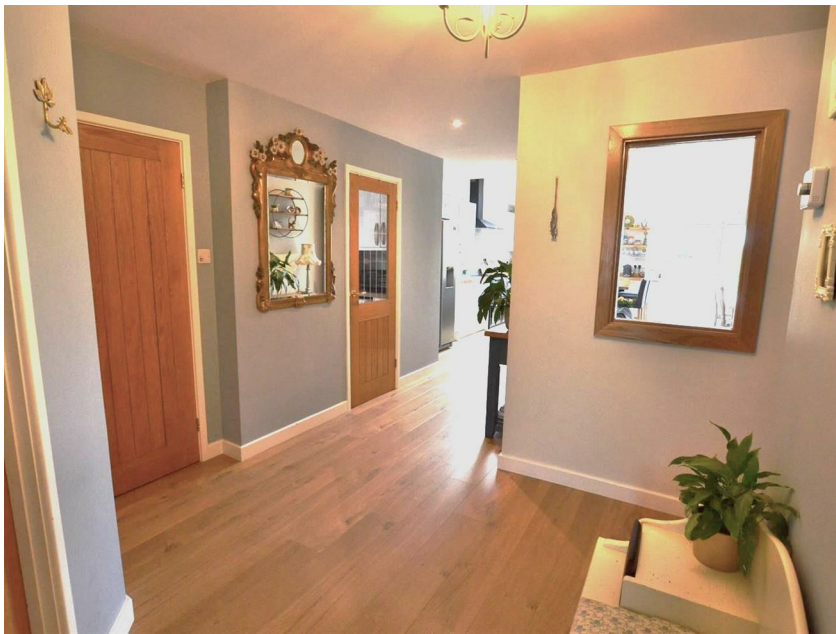
GARAGE

15'9" x 8'1" (inc stair bulkhead) (4.80m x 2.46m (inc stair bulkhead))

The garage has an up and over door, wall mounted Worcester boiler fitted in 2022 and storage units to the rear, there is electric light and power.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	65	
(55-68) D		
(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

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

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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Thinking of Selling?

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