



Sinclair

7 Jenham Drive, Sileby, Leicestershire, LE12 7DP

£425,000

01509 812777 [sinclairstateagents.co.uk](http://sinclairstateagents.co.uk)

## Property at a glance

- Feature Private Rear Garden
- Open Plan Family Dining Kitchen
- Garden Room / Cabin
- Council Tax Band\*: E
- Four Double Bedrooms
- Master En-Suite
- Separate Utility & WC.
- Price: £425,000

## Overview

This generously proportioned and four double bedrooled family home enjoys various features including the open plan family dining kitchen and landscaped rear garden with garden room / cabin. The accommodation in brief comprises: reception hall, downstairs cloaks / WC, front to rear living room, separate dining room / family room, the open plan family dining kitchen with a utility room off. The first floor landing accesses four double bedrooms with en-suite to the master bedroom; and a family bathroom. In addition to the super garden there is a driveway providing off road car standing and garaging.

## 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.



7 Jenham Drive, Sileby, Leicestershire, LE12 7DP

Sinclair

## Detailed Accommodation

Canopied storm porch, uPVC double glazed entrance door with inset security spyhole and adjacent uPVC double glazed windows through to the reception hall.

### RECEPTION HALL

The reception hall has balustrade staircase accessing the first floor, tiled flooring, radiator, under stair storage cupboard, doors accessing the downstairs cloaks / WC, the front to rear living room, family room / separate dining room and the feature open plan family dining kitchen (with utility room off).

### DOWNSTAIRS CLOAKROOM / WC

The downstairs cloakroom / WC is fitted with a white two piece suite comprising: low flush WC, pedestal wash hand basin, continued tiled flooring from the hallway, cloaks hanging space and radiator.

### FAMILY ROOM / DINING ROOM

10'4" x 9' (3.15m x 2.74m)

uPVC double glazed window to the front elevation with fitted blinds and a radiator. This room serves a number of uses and is currently used as a children's playroom.

### LIVING ROOM

23'2" x 11'6" (7.06m x 3.51m)

The living room is generously proportioned and spans from the front to the rear of the property with uPVC double glazed window to the front elevation with fitted blinds, uPVC double glazed window to the rear elevation overlooking the garden with fitted blinds, radiator and door accessing the open plan family dining kitchen.

### OPEN PLAN FAMILY DINING KITCHEN

17'5" x 14'9" (5.31m x 4.50m)

This room is a particular feature of sale offering an open plan space, the kitchen area having a single drainer one and a half bowl sink unit with chrome mixer tap over and cupboards under. Ample range of fitted gloss fronted units to the wall and base, roll edge work surface with matching up stand, range of integral appliances including: stainless steel gas hob with extractor fan over, dishwasher, fridge and freezer, double eye level Zanussi oven and grill, continued tiled flooring from the hallway, pitched roof to the rear with two double glazed skylight windows in addition to further uPVC double glazed window and double patio doors accessing the rear garden and offering plenty of natural light to the room. Two radiators, power points and cabling to accommodate a wall mounted TV and door accessing the utility room.

### UTILITY ROOM

The utility room is fitted with a single drainer stainless steel sink unit with chrome mixer tap over and cupboards under, integrated washing machine, wall mounted and concealed gas boiler, door with inset double glazed window to the side elevation and radiator.

### ON THE FIRST FLOOR

On the first floor a landing gives way to four double bedrooms with en-suite to the master, and a family bathroom. Loft access hatch and an airing cupboard housing the hot water system.

### MASTER BEDROOM

11'5" x 11'3" (3.48m x 3.43m)

(To the front of wardrobe / cupboards)

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

### EN-SUITE SHOWER ROOM

The en-suite shower room is fitted with a white three piece suite comprising: double width shower cubicle with thermostatic shower and shower screening. Low flush WC, pedestal wash hand basin, heated chrome towel rail and tiled walls.

### BEDROOM TWO

12'4" x 9'7" (3.76m x 2.92m)

(Not including room entry)

uPVC double glazed window to the front elevation and a radiator.

### BEDROOM THREE

12'1" x 10'10" (3.68m x 3.30m)

uPVC double glazed window to the rear elevation overlooking the garden and a radiator.

### BEDROOM FOUR

9'8" x 9'9" (2.95m x 2.97m)

uPVC double glazed window to the rear elevation overlooking the garden and a radiator.

### FAMILY BATHROOM

The family bathroom is fitted with a white three piece suite comprising: panel bath with thermostatic shower over, shower screening, low flush WC, pedestal wash hand basin, radiator and uPVC double glazed opaque glass window to the rear elevation.

## OUTSIDE

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

The rear garden offers a particular feature of sale being landscaped and of good proportions with the benefit of a mature and private rear aspect (rare for the new build property). There is a natural Indian sandstone patio area providing ample seating and a lawned garden beyond. There is an outside garden room.

## GARDEN ROOM

14'9" x 8'10" (4.50m x 2.69m)

The garden room is currently utilised as a bar and entertaining space with double uPVC double glazed doors and an adjacent matching windows, electric light and power. This could be utilised for a number of uses including home office or gym.



7 Jenham Drive, Sileby, Leicestershire, LE12 7DP

Sinclair



7 Jenham Drive, Sileby, Leicestershire, LE12 7DP



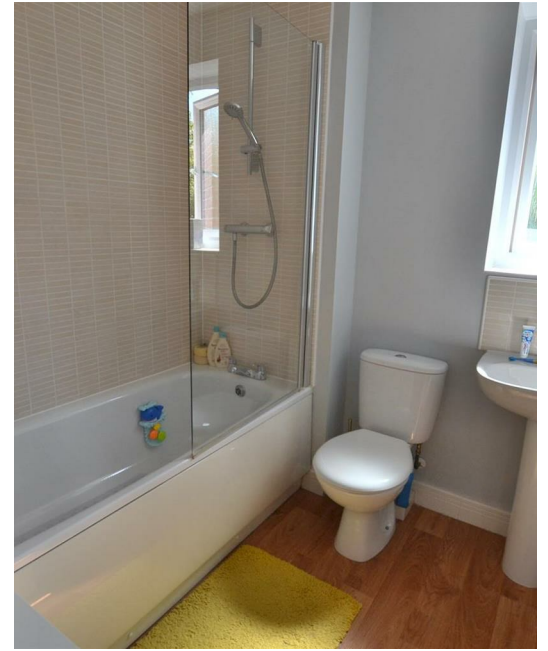


7 Jenham Drive, Sileby, Leicestershire, LE12 7DP



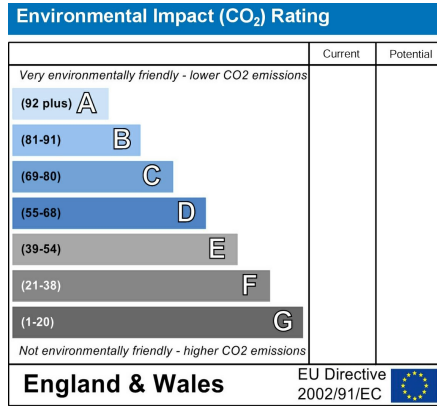
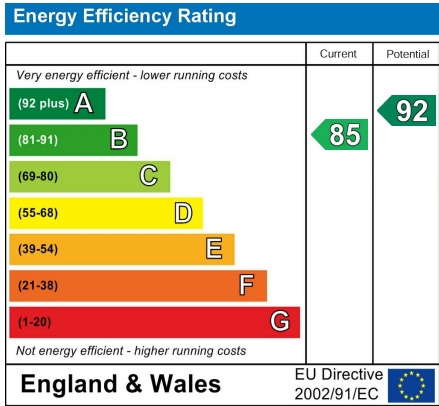
7 Jenham Drive, Sileby, Leicestershire, LE12 7DP

Sinclair



7 Jenham Drive, Sileby, Leicestershire, LE12 7DP





### 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

Special note to Purchasers: There is a Management / upkeep charge for the Estate of £177.00 per annum.

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](mailto:sileby@sinclairestateagents.co.uk)