



Sinclair



60 Kendal Road, Sileby, Leicestershire, LE12 7PF

£350,000

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Property at a glance

- Fantastic Extended Family home
- Conservatory
- Refitted En-Suite and Bathroom
- Council Tax Band*: D
- Open Plan Living Dining Kitchen
- Three Double Bedrooms
- Thoughtfully Redesigned
- Price: £350,000

Overview

This exceptional detached family home has been redesigned in layout and extended with the addition of a detached brick built garage. Bespoke accommodation comprises; an open plan living dining kitchen, downstairs cloak room/wc, living room with feature fireplace and conservatory. On the first floor an open landing space gives way to three double bedrooms with an enlarged en-suite wet room and stylish refitted family bathroom. Outside the property is set back from the road with ample parking, the detached garage, side cupboard lean to, pleasant garden to 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 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 ACCOMODATION

uPVC double glazed entrance door and adjacent window through to the open plan family living kitchen.

FAMILY LIVING KITCHEN

This open plan re-designed space has kitchen dining and sitting areas.

DINING AND SITTING SPACE

17'8 x 8'4 min x 12'10 max (5.38m x 2.54m min x 3.91m max)

Wood effect tiled flooring throughout the rooms, contemporary style wall mounted radiator with inset spot lights to ceiling, an open access to the fitted kitchen and lobby area with access to the main living room, downstairs cloakroom/wc and stairs accessing the first floor and underfloor heating throughout.

FITTED KITCHEN

12 x 10'8 (3.66m x 3.25m)

The kitchen is fitted with a one and a half bowl single drainer ceramic sink unit with chrome swan neck mixer tap over, cupboards under, there is a handle less finish units to the wall and base, solid work surface, stainless steel gas hob with two ovens under and an extractor fan over, plumbing for a washing machine, space and housing for a tall standing American style fridge freezer, two uPVC double glaze windows to the front elevation and door to the side elevation accessing the covered lean to space. There is a dishwasher and pan drawers.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a white 2-piece suite comprising of a low flush wc and vanity unit with a wash hand basin with chrome mixer tap over, continued tiled flooring, radiator and uPVC double glazed opaque glass window to the side elevation.

LIVING ROOM

21'10 x 11'1 max x 8'2 min (6.65m x 3.38m max x 2.49m min)

The living room has a central focal point in a stunning granite chimney breast with tiled hearth surmounted by a gas fed wood burner style fire. Two radiators uPVC double glazed window and uPVC double glazed sliding door accessing the conservatory.

CONSERVATORY

17'10 x 7'4 (5.44m x 2.24m)

The conservatory has a brick built base and is of uPVC double glazed construction with views over the garden, tiled flooring, electric lighting and power, radiator.

FIRST FLOOR

An open landing area gives way to three double bedrooms (with en-suite master) and a feature family bathroom. There is a radiator, loft access hatch and a uPVC double glazed window to the half landing level offering plenty of natural light to the space.

MASTER BEDROOM

14'2 x 8'9 (to front of wardrobe/cupboards) (4.32m x 2.67m (to front of wardrobe/cupboards))

uPVC double glazed windows to the front elevation, radiator, fitted wardrobe/cupboards, door accessing the en-suite wetroom

ENSUITE WETROOM

Refitted and enlarged with fully tiled flooring and walls, walk-in shower area with shower screening and thermostatic shower, low flush wc, wash hand basing with chrome mixer tap, heated chrome towel rail

BEDROOM TWO

10'6 x 10'6 (3.20m x 3.20m)

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

BEDROOM THREE

13'2 x 8'5 (maximum measurements) (4.01m x 2.57m (maximum measurements))

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

FAMILY BATHROOM

The family bathroom has been refitted with a contemporary suite comprising of; tiled panel bath with chrome taps and a thermostatic shower over with drencher showerhead and an additional showerhead and hose, shower screening and a recessed shelving area, low flush wc with concealed system and a vanity unit surmounted by a wash hand basin with chrome mixer tap over and drawer storage under, heated chrome towel rail, tiled flooring and splashbacks, uPVC double glazed opaque glass window to the rear elevation.

OUTSIDE

The property is set back from the road offering a pleasant position with a tarmac driveway providing ample off road parking and turning point. There is a detached brick built garage with pitched roof, electric light and power, personal access door and window to the rear elevation. There is gated side access leading to a useful full length covered lean-to area with outside water tap and Indian stone slabbed pathway continuing to the rear.

The rear garden has central steps leading to two main patio areas and further steps leading to a garden laid to lawn with raised timber decking area, there is timber screened fencing to the boundaries.



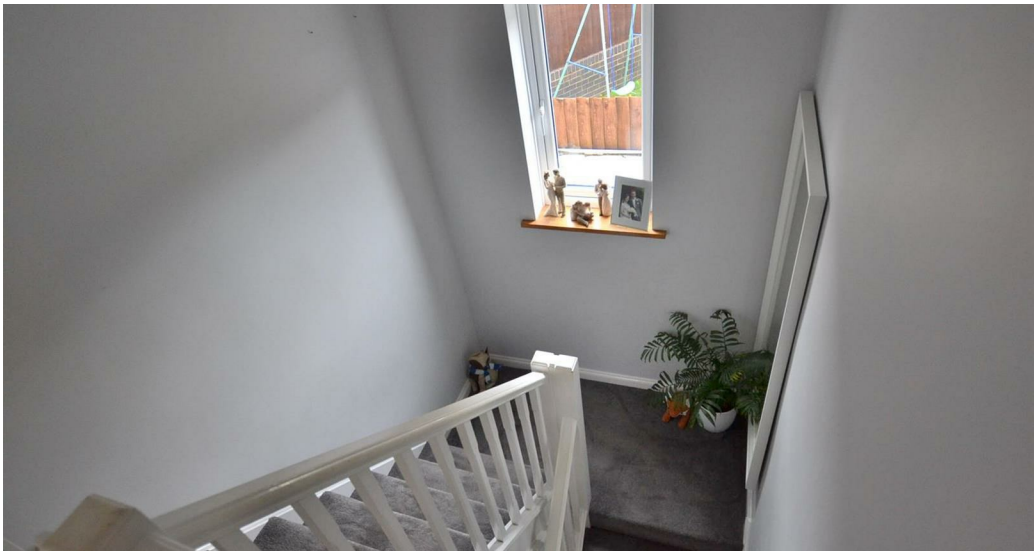
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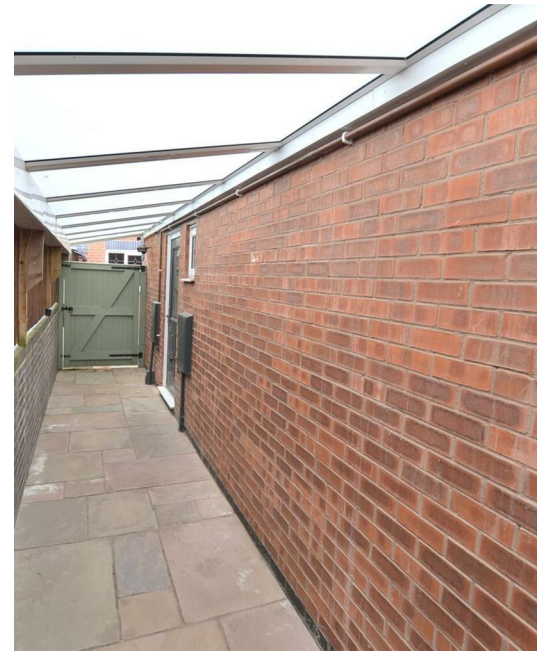
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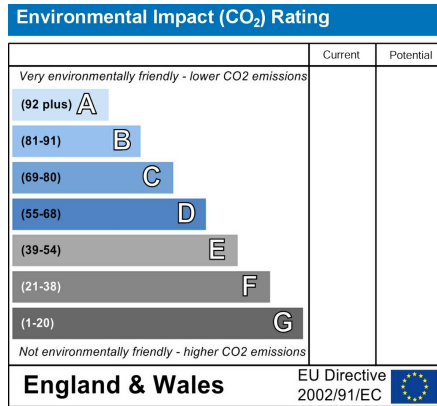
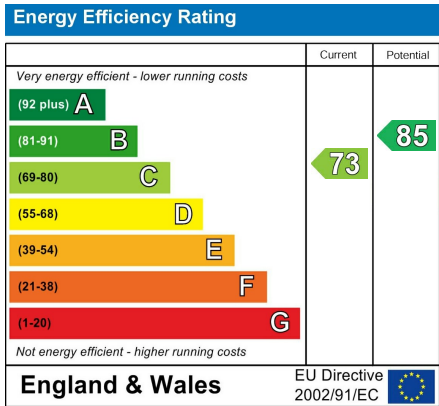


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Fixture & Fittings

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.

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Tenure

We are advised by the vendor(s) that the premises are Freehold

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