



# Sinclair

'Ashleigh', 70 Seagrave Road, Sileby, Leicestershire, LE12 7TP

£285,000

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

## Property at a glance

- Stunning Period Residence
- Three Bedrooms
- Generously Proportioned Mature Gardens
- Council Tax Band\*: C
- Period Characteristics
- Extended Open Plan Living Kitchen
- Two Reception Rooms
- Price: £285,000

## Overview

'Ashleigh' is a stunning period residence retaining many character properties and enjoying a rear extension and open plan family living/ dining kitchen. Internally the property is beautifully maintained and in brief comprises; storm porch, reception hall with period tiled flooring, two reception rooms, the open plan extension with kitchen, dining and sitting areas; and a downstairs wc. On the first floor a landing gives way to three bedrooms and a family bathroom. Outside the rear garden forms a particular feature of sale being generously proportioned and mature providing a super outdoor family space.

## 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.

Ground Floor



First Floor



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## Detailed Accommodation

### DETAILED ACCOMODATION

Arched storm porch with period feature tiled flooring and period timber entrance door with staining glass leaded light window over, access to the reception hall.

### RECEPTION HALL

Continued feature period tiled flooring, picture railing, radiator, stairs accessing the first floor, panel timber doors accessing the reception room one/living room, reception room two/dining room.

### RECEPTION ROOM ONE/LIVING ROOM

12'4 x 11'11 (side of chimney breast not including (3.76m x 3.63m (side of chimney breast not including))

uPVC double glazed walk-in bay window to the front elevation, feature fireplace with hearth surmounted by a wood burning stove, picture railing, cornice to ceiling, wood strip flooring.

### RECEPTION ROOM TWO/DINING ROOM

12'4 x 12'4 (side of chimney breast) (3.76m x 3.76m (side of chimney breast))

uPVC double glazed window to the rear elevation, radiator, cornice ceiling, built in shelving to the side of chimney. Open access to the extended and feature open plan family breakfast kitchen.

To the entrance of the family dining kitchen there is a lobby area that gives access to a downstairs cloakroom/wc, cloaks hanging space and a uPVC double glazed door accessing the garden.

### DOWNSTAIRS CLOAKROOM/WC

White low flush wc and white wash hand basin, radiator, storage cupboard.

### OPEN PLAN EXTENDED FAMILY DINING KITCHEN

31'2 x 8'2 (9.50m x 2.49m)

This room forms a particular feature of sale offering a super open plan space with kitchen, dining and sitting areas.

The kitchen is fitted with a single drainer stainless steel sink unit, chrome swan neck style mixer tap over and cupboards under, fitted units to then wall and base, solid wooden worksurfaces, space for a range oven, space for tall standing fridge freezer, plumbing for washing machine and dishwasher, uPVC double glazed window to the side elevation, open access to the breakfast room area.

The breakfast room area has a radiator, uPVC double glazed window, to the side elevation,

access to the sitting area.

The sitting area enjoys views and access via French patio doors to the rear garden, further radiator, additional uPVC double glazed window in addition to a skylight window offering plenty of natural light to the space.

### FIRST FLOOR

On the first floor landing area has timber panel doors accessing three bedrooms and a family bathroom. There is a radiator, built in storage cupboard, uPVC double glazed window to the side elevation and loft access hatch.

### BEDROOM ONE

12'3 x 10'10 (side of chimney breast) (3.73m x 3.30m (side of chimney breast))

Two uPVC double glazed windows to the front elevation. Radiator.

### BEDROOM TWO

12'9 x 11'3 (side of chimney breast) (3.89m x 3.43m (side of chimney breast))

uPVC double glazed window to the rear elevation, radiator, picture rail.

### BEDROOM THREE

9'0 x 6'1 (not including room entry) (2.74m x 1.85m (not including room entry))

uPVC double glazed window, radiator.

### FAMILY BATHROOM

The family bathroom is fitted with a modern white three piece suite comprising panel bath with chrome taps and thermostatic shower over, low flush wc, wood strip units surmounted by wash hand basin with mixer tap over, heated chrome towel rail, wall mounted combination gas fed boiler, uPVC double glazed window to the rear elevation.

### OUTSIDE

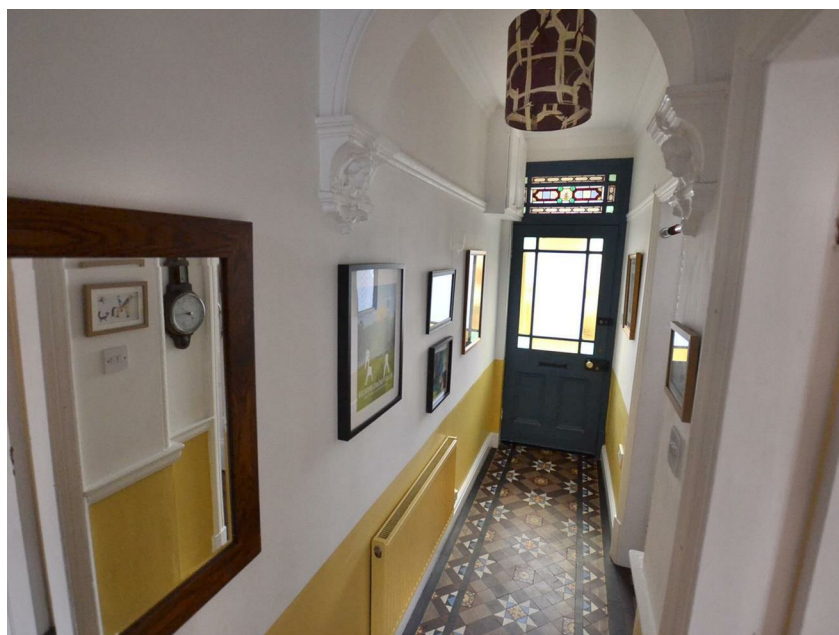
To the front of the property there is a walled and hedged boundary, a pathway leading to the entrance door, gated side access leading to the rear.

To the side of the property there is a slate effect patio area which continues to the rear of the family dining kitchen.

The main garden is a particular feature of sale being generously proportioned laid mainly to lawn. Providing a super family outdoor space. There are walled fenced and hedged boundaries, mature trees, timber built shed. Towards the rear of the plot is a more wild garden space, a children's playhouse, gated access to the village park and playing fields

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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

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\* 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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