



Sinclair

'Royston House', 106 Seagrave Road, Sileby, Leicestershire, LE12 7TR

£439,950

01509 812777 sinclairestateagents.co.uk

Property at a glance

- Fantastic Period Property
- Well Proportioned Gardens
- Converted Cellar & Utility
- Council Tax Band*: E
- Stunning Open Plan Living
- Ample Parking To Rear
- Ground & 1st Floor Bathrooms
- Price: £439,950

Overview

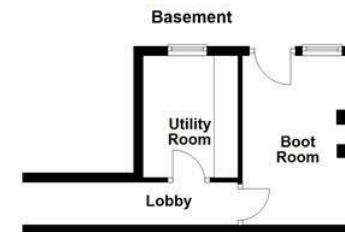
'Royston House' is a stunning individual double bay fronted period residence situated on the ever popular Seagrave Road. The property retains period characteristics and is beautifully blended with contemporary living spaces. The accommodation comprises; living room, separate family room, redesigned and refitted family breakfast kitchen with access to a super dining space. There is a downstairs shower room and a converted cellar with boot room and utility room. On the first floor landing gives way to four double bedrooms and a family bathroom. Outside there is a generously proportioned rear garden with summerhouse and ample parking to the rear of the plot accessed from Springfield road.

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.



'Royston House', 106 Seagrave Road, Sileby, Leicestershire, LE12 7TR

Sinclair

Detailed Accommodation

DETAILED ACCOMODATION

Composite entrance door with inset double glazed windows through to the entrance porch.

ARCHED ENTRANCE PORCH

Cloaks hanging space, period tiled flooring, entrance door through to the reception hall.

RECEPTION HALL

Beautifully retained period tiled floor, balustrade staircase accessing the first floor, wood strip doors accessing the two reception rooms, open plan family dining kitchen, uPVC double glazed entrance door and an adjacent window to the side elevation and door accessing the converted cellar. There is additional open access to the family breakfast kitchen.

LIVING ROOM

15'11 x 10'10 (side of chimney breast and into bay (4.85m x 3.30m (side of chimney breast and into bay)

uPVC double glazed walk-in bay window, feature fireplace with marble effect hearth surround, the hearth is surmounted by a wood burning stove with built in storage to the side of chimney breast, wood strip flooring, picture railing.

RECEPTION ROOM TWO/FAMILY ROOM

12'4 x 11'5 (side of chimney breast and into bay w (3.76m x 3.48m (side of chimney breast and into bay)

uPVC double glazed bay window, radiator, wood strip flooring, built in storage to the side of chimney breast, open fire place with tiled hearth surround.

OPEN PLAN FAMILY BREAKFAST KITCHEN

23'10 x 8'6 minimum 12'0 maximum (7.26m x 2.59m minimum 3.66m maximum)

This room is a particular feature of sale opening to a stunning family dining room. The breakfast kitchen has been thoughtfully re-designed and re-fitted by the current owners. The kitchen area is a contemporary design, there is an induction hob with extractor fan over and ample storage including pan drawers, central work unit with granite worktops and inset wash hand basin with stylish swan neck style mixer tap over, integrated dishwasher, fridge, freezer and double eye level oven. There is under unit lighting, the central work unit extends to a breakfast bar. There are two multi pane sash windows overlooking the rear garden, two radiators and wood strip herringbone flooring. From the main kitchen there is a TV sitting area with a coffee station, open aperture view to the rear extension dining room.

RECEPTION ROOM THREE/DINING ROOM

17'6 x 10'1 (5.33m x 3.07m)

Yet another feature this light family dining room has tall standing radiators, uPVC double glazed sliding windows overlooking the rear garden, double doors accessing the patio area, doors accessing a pantry utility store and shower room.

SHOWER ROOM

Fitted with a white three-piece suite comprising enclosed shower cubicle, low flush wc and wash hand basin, double glazed opaque glass window.

CELLAR

The cellar offers a converted space with hallway accessing the utility room and boot room.

BOOT ROOM

11'9 x 7'8 (3.58m x 2.34m)

Continued tiled flooring, personnel access door, adjacent windows accessing the garden, radiator.

UTILITY ROOM

8'6 x 5'11 (2.59m x 1.80m)

Double glazed sliding sash style window, plumbing for washing machine, space for tumble dryer, roll edge work surface, shelving, continued tiled flooring, radiator.

FIRST FLOOR

Open landing space has a multi pane sash window, balustrade hand rails, coving to ceiling, wood strip doors accessing four well proportioned bedrooms, family bathroom, radiator.

BEDROOM ONE

14'10 x 13'11 (4.52m x 4.24m)

uPVC double glazed box bay window to the front elevation, two radiators, uPVC double glazed opaque glass window, feature ornamental period cast iron fireplace with wooden surround.

BEDROOM TWO

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

Sash window to the rear overlooking the garden, period ornamental fireplace, radiator.

BEDROOM THREE

10'11 x 10'5 (side of chimney breast) (3.33m x 3.18m (side of chimney breast))

uPVC double glazed box bay window, period ornamental fireplace, radiator.

BEDROOM FOUR

8'8 x 7'11 (2.64m x 2.41m)

Sash window to the rear overlooking the garden, radiator.

BATHROOM

Fitted with a white three piece suite comprising panel bath with thermostatic shower over, vanity unit surmounted by a wash hand basin with chrome mixer tap over and storage under, low flush wc, sash window, heated towel rail, loft access hatch.

OUTSIDE

To the front of the property is a cobble stone frontage, gated side access leading to bin storage.

To the rear there is a generously proportioned garden with flagstone style patio wrapping the rear of the property, steps leading to the main garden which is laid to lawn, variety of mature plants and trees.

Towards the rear of the plot there is a summerhouse with the first section measuring 12'6 x 8'7 with side window. There is a further door accessing a further section for storage which is 8'7 x 5'0. Beyond the summerhouse is a driveway providing ample storage and suitable for caravan/motorhome with gated access leading to springfield road.

'Royston House', 106 Seagrave Road, Sileby, Leicestershire, LE12 7TR

Sinclair



'Royston House', 106 Seagrave Road, Sileby, Leicestershire, LE12 7TR



'Royston House', 106 Seagrave Road, Sileby, Leicestershire, LE12 7TR



'Royston House', 106 Seagrave Road, Sileby, Leicestershire, LE12 7TR



'Royston House', 106 Seagrave Road, Sileby, Leicestershire, LE12 7TR



'Royston House', 106 Seagrave Road, Sileby, Leicestershire, LE12 7TR



'Royston House', 106 Seagrave Road, Sileby, Leicestershire, LE12 7TR

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(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

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.

Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found at www.sinclairestateagents.co.uk/referral-fee-disclosure

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

Sinclair

Thinking of Selling?

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



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.

Sinclair

15 High Street, Sileby, Leicestershire, LE12 7RX

Tel: 01509 812777

Email: sileby@sinclairestateagents.co.uk