



Sinclair

127 Seagrave Road, Sileby, Leicestershire, LE12 7TW

£325,000

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Property at a glance

- Fantastic Family Home
- Substantial Private Gardens
- Driveway & Garaging
- Council Tax Band*: C
- Extended To The Rear
- 3 Reception Rooms
- Sought After Location
- Price: £325,000

Overview

A stunning property enjoying a generously proportioned and mature private garden located on the favoured Seagrave Road. Internally the accommodation is immaculate and has been much improved by the current vendors. The layout offers flexibility and in brief comprises porch, reception hall with period styled tiled flooring, living room, separate dining room and breakfast kitchen; in addition there is a utility, study and playroom. On the first floor there are three bedrooms and family bathroom. Outside there are the fantastic gardens, driveway providing off road parking and garage. A super family home.

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

GROUND FLOOR

Porch

3'4 x 6'6 (1.02m x 1.98m)

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

Entrance Hall

Beautifully retained period tiled floor, staircase accessing the two reception rooms, open plan family dining kitchen, stained glass entrance door and an adjacent window to the front elevation.

Living Room

12'11 x 11'5 (3.94m x 3.48m)

Bay window to the front elevation, electric fireplace, open access to the dining room.

Dining Room

10'11 x 11'5 (3.33m x 3.48m)

Radiator, open access to the living room, door accessing the entrance hall, French doors accessing the playroom.

Playroom

9'6 x 12'6

French doors accessing the dining room, radiator, sliding patio doors overlooking and accessing the garden.

Breakfast Kitchen

14'10 (min 7'6) x 14'8 (min 9'9) (4.52m (min 2.29m) x 4.47m (min 2.97m))

The kitchen area has a one and a half bowl single drainer ceramic sink unit with mixer tap over and cupboards under, there is a range of fitted units to the wall and base, roll edge work surface with tiled surround. Integrated appliances including; gas hob with oven under and extractor fan over, dishwasher, fridge and freezer. uPVC double glazed window overlooking the garden.

Utility

10'2 x 9'11 (3.10m x 3.02m)

plumbing for washing machine, space for tumble dryer, roll edge work surfaces with a range of cupboards under, shelving. Door accessing study.

Study

9'9 x 10'2 (2.97m x 3.10m)

Cupboard space, door accessing utility.

Garage

9'9 x 9'2 (2.97m x 2.79m)

Up and over door, door accessing utility room.

FIRST FLOOR

Landing

Landing gives way to three bedrooms and a family bathroom.

Bedroom One

12'8 x 11'6 (3.86m x 3.51m)

uPVC double glazed window to the front elevation, built in cupboards. Radiator.

Bedroom Two

9'11 x 11'6 (3.02m x 3.51m)

uPVC double glazed window to the rear elevation, built in cupboards. Radiator.

Family Bathroom

7'6 x 7'10 (2.29m x 2.39m)

Fitted with a white four piece suite comprising free standing bath, corner shower cubicle, vanity unit surmounted by a wash hand basin with chrome mixer tap over and storage under, low flush wc, uPVC double glazed window to the rear elevation, heated towel rail, loft access hatch.

Bedroom Three

6'1 x 6'4 (1.85m x 1.93m)

uPVC double glazed window to the side elevation. Radiator.

OUTSIDE

Private Rear Garden

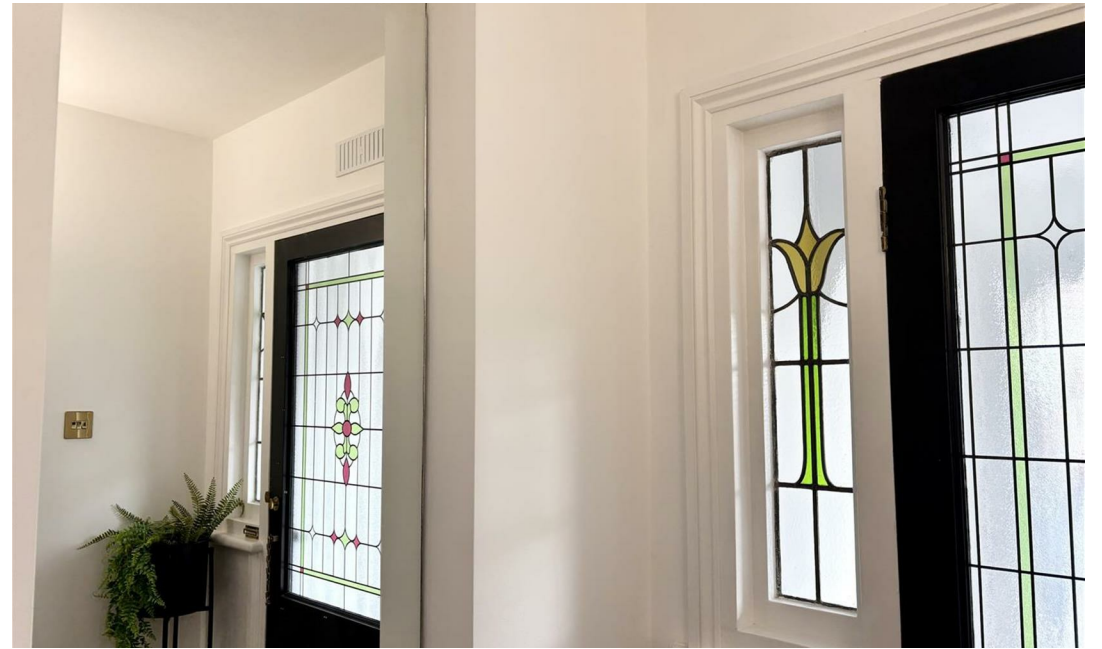
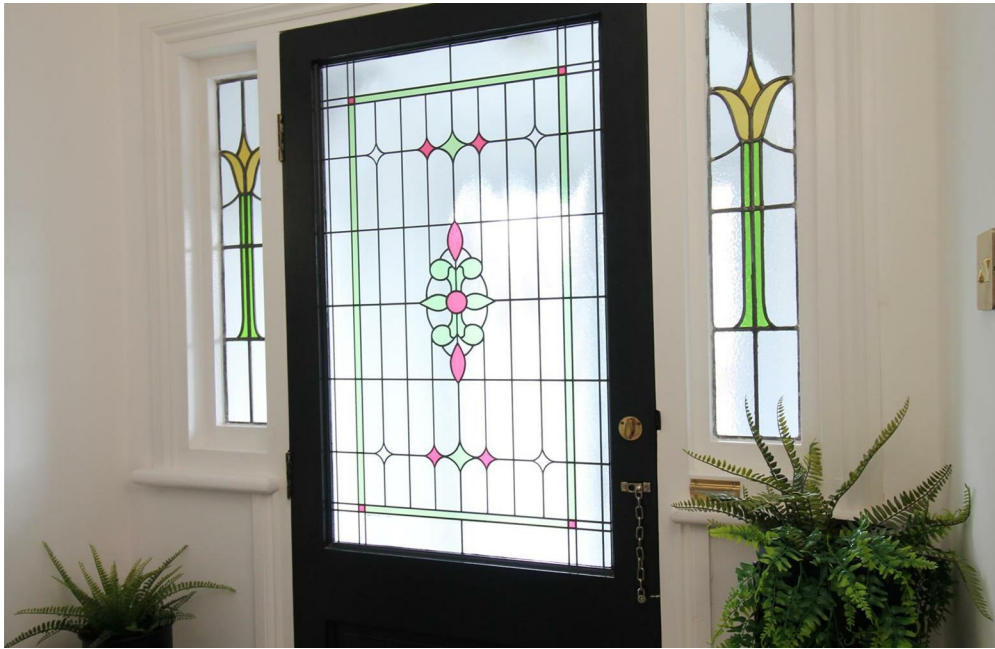
There is a slabbed patio area and a shaped lawn beyond with a variety of shrubs.

Front

To the front there is a stoned frontage with off road parking for multiple vehicles.

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Energy Efficiency Rating

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

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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.

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Thinking of Selling?

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