



# Sinclair

91 Excelsior Way, Sileby, Leicestershire, LE12 7XE

£265,000

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## Property at a glance

- Fantastic Family Home
- Three Bedrooms
- Ample Parking
- Council Tax Band\*: C
- Beautifully Maintained
- Oversized Garden
- Open Plan Family Dining Kitchen
- Price: £265,000

## Overview

A stunning modern family home enjoying the benefits of an oversized private south facing gardens and ample off st parking with EV charging point (quite rare for the modern estate) Internally the accommodation is beautifully maintained by the current vendors and in brief comprises entrance hall, living room an inner lobby with downstairs cloakroom WC and open plan family dining kitchen with integrated appliances. On the first floor a landing gives way to three bedrooms and family bathroom. Situated on the extremely popular Davidsons estate which has now finished completion. \*More Details to Follow.

## Location\*\*



\*\* 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

Composite entrance door with inset security spy hole through to the entrance hall .

### ENTRANCE HALL

Stairs accessing the first floor and door accessing the living room

### LIVING ROOM

11'11 x 15'maximum x 13'2 minimum (3.63m x 4.57mmaximum x 4.01m minimum )

uPVC double glazed window, radiator, door accessing an under stairs storage cupboard and door through to the inner lobby.

### INNER LOBBY

Door accessing the downstairs cloakroom/W.C and open plan family dining kitchen.

### DOWNSTAIRS CLOAKROOM/W.C

Fitted with a contemporary two piece suite comprising low flush W.C, wash hand basin with chrome mixer tap, radiator, part tiled walls.

### OPENPLAN FAMILY DINING KITCHEN

15'3 x 11' maximum x 8'8 minimum (4.65m x 3.35m maximum x 2.64m minimum)

The kitchen is fitted with a single drainer sink unit with stylish brass style mixer tap over, cupboards under, fitted units to the wall and base, and a marble effect work surface with matching upstand and tiled splashbacks. There are integrated appliances including a four-ring gas hob with oven under and extractor fan over, microwave, fridge/freezer, slimline dishwasher and washing machine. Radiator, uPVC double glazed French patio door overlooking and accessing the garden.

### LANDING

Landing gives way to three bedrooms, family bathroom and storage cupboard. Fully boarded loft

### BEDROOM ONE

15'2 x 8'10 maximum x 5'10 minimum (4.62m x 2.69m maximum x 1.78m minimum)

uPVC double-glazed window overlooking the garden, radiator.

### BEDROOM TWO

10'6 x 7'10 (3.20m x 2.39m)

uPVC double-glazed window, radiator.

### BEDROOM THREE

7' x 7' (not including the recessed stair bulk are (2.13m x 2.13m (not including the recessed stair bu)

uPVC double-glazed window, radiator.

### FAMILY BATHROOM

The family bathroom is fitted with a contemporary white four-piece suite comprising, a panelled bath with combination shower tap, low flush W.C, pedestal wash hand basin and double width shower cubicle with thermostatic shower and door screening, uPVC double glazed opaque glass window, radiator.

### OUTSIDE

To the front of the property is a lawned garden and pathway leading to the entrance door, a driveway providing ample parking and gated access leading to the rear garden. The rear garden is a particular feature of the sale, larger than average with a southerly aspect, slabbed patio area, railway sleeper edging with steps leading to a garden laid mainly to lawn.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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

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## Photographs

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## 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.

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There is an Annual Management charge for the Estate of approximately £144.99 payable for the upkeep of the estates commons areas.

# Sinclair

## Thinking of Selling?

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