



Sinclair

34 Roy Brown Drive, Sileby, Leicestershire, LE12 7WH

£275,000

01509 812777 sinclairestateagents.co.uk

Property at a glance

- Village Views to Front
- Beautifully Maintained
- Downstairs WC
- Driveway and Garage
- Three Well Proportioned Bedrooms
- Pleasant Rear Garden
- Council Tax Band*: C
- Price: £275,000

Overview

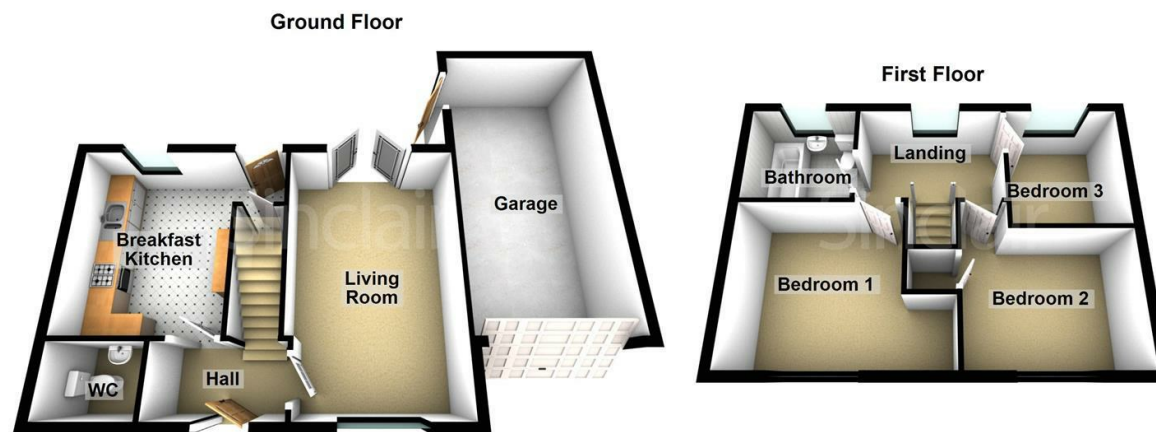
Occupying a pleasant position with far-reaching view across the village, a beautifully and immaculately maintained detached family home offers accommodation comprising a reception hall downstairs cloak/ WC, a lounge/ diner, and a breakfast kitchen. On the first floor, a landing gives way to three well-proportioned bedrooms and a family bathroom. Outside, there is a driveway providing off-road parking which in turn leads to a larger than average garage, and the rear garden is a particular feature of sale, being mature and of good proportion.

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

Composite double-glazed entrance door through to the Reception Hall

RECEPTION HALL

Stairs accessing the first floor, panel doors with chrome handles accessing the Lounge Diner, Breakfast Kitchen and downstairs cloaks/wc.

CLOAKROOM/ WC

Fitted with a low flush WC, white pedestal wash hand basin, radiator.

LOUNGE DINER

16'4 x 10'10 (4.98m x 3.30m)

uPVC double glazed window, radiator, uPVC double glazed French patio doors over looking and accessing the garden.

BREAKFAST KITCHEN

12' x 10'1 (3.66m x 3.07m)

Single drainer one and a half bowl sink unit with chrome mixer tap over and cupboards under, fitted units to the wall and base, roll edge work surface and a tiled surround. Gas hob with oven under and extractor fan over, plumbing for washing machine and dishwasher. Breakfast bar area with further storage, radiator, tiled flooring, uPVC double glazed window overlooking the garden and open access to a lobby area with door accessing the garden and to an under-stairs storage cupboard.

LANDING

Landing gives way to three well proportioned bedrooms and a family bathroom, uPVC double glazed window overlooking the garden, radiator

BEDROOM ONE

9'8 x 10'2 minimum 13'5 maximum (2.95m x 3.10m minimum 4.09m maximum)

uPVC double glazed windows to the front elevation with super views across the village, radiator.

BEDROOM TWO

11' x 8'2 (3.35m x 2.49m)

uPVC double glazed window with super views across the village, built-in storage cupboard, radiator.

BEDROOM THREE

8' x 7'7 (2.44m x 2.31m)

uPVC double glazed window overlooking the garden, radiator.

FAMILY BATHROOM

White modern three-piece suite comprising panel bath with thermostatic shower over, shower screening, low flush WC and pedestal wash hand basin with chrome mix tap, tile splash back, heated towel rail, uPVC double glazed opaque glass window.

OUTSIDE

The property occupies a pleasant position enjoying views across the village, to the front there is a block paved driveway providing off road parking and access to the garage.

The rear garden is a particular feature of sale, generously proportioned for the modern property and has mature plants and shrubs. There is a patio area to the rear of the property shaped lawn beyond, a raised timber decking seating area to the rear. There are raised planting borders with a trellis style finish.

GARAGE

19'11 x 10'1 (6.07m x 3.07m)

Up and over door, electric light and power and a personal access door to the rear garden.

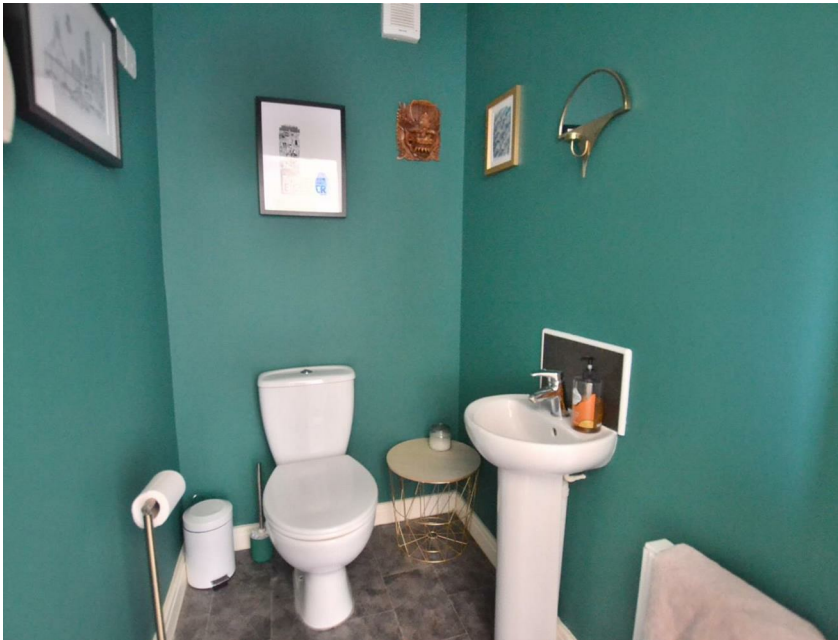
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B	79	
(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	

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 installations

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

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