



Sinclair

26 Sherrard Drive, Sileby, Leicestershire, LE12 7SG

£255,000

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Property at a glance

- End of Cul-de-sac Position
- Extended Family Home
- Private Rear Gardens
- Council Tax Band*: B
- Ample Parking and Garage
- Beautifully Maintained Throughout
- Three Reception Rooms
- Price: £255,000

Overview

An immaculately presented and beautifully maintained modernised family home occupying an end of Cul-de-sac position. The property has been extended to the rear to provide an additional reception/ family room or alternative bedroom four; there is a hallway, living room, separate dining room, fitted kitchen and on the first floor a landing gives way to three bedrooms and refitted family shower room. Outside the end position offers a driveway providing ample parking, there is a detached brick built garage and private and enclosed well maintained garden to the rear.

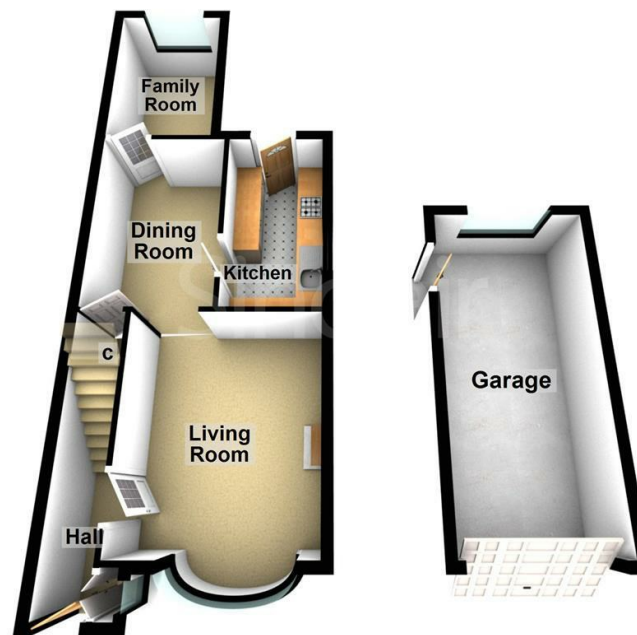
Location**

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 ACCOMMODATION

uPVC double glazed entrance door with inset security spy hole through to the entrance hall.

Entrance Hall

Built in meter cupboard, uPVC double glazed opaque glass window, radiator, stairs accessing the first floor and door accessing the main living room.

Living Room

12'11 x 11' (3.94m x 3.35m)

uPVC double glazed bow window, radiator, feature central fireplace with marble hearth and matching back. Wooden sides and over mantel with an inset gas fed modern light flame fire. Open access to the dining room.

Dining Room

11'7 x 7'9 (3.53m x 2.36m)

Radiator, door accessing the fitted kitchen, door to an under stair storage cupboard and door accessing the family room (extension).

Family Room

9'10 x 6'10 (3.00m x 2.08m)

This flexible addition to the property could lend itself to a number of uses for example; home office, fourth bedroom or a separate snug. There is a uPVC double glazed window and radiator.

Kitchen

11'6 x 5'10 (3.51m x 1.78m)

Modern fitted kitchen with a single drainer stainless steel sink unit mixer tap over and cupboards under, fitted gloss units with chrome bar handles to the wall and base, roll edge work surface and tiled surround, electric cooker point with extractor fan over, integrated dishwasher, plumbing for washing machine and an integrated fridge. uPVC double glazed window, door accessing the rear garden.

FIRST FLOOR

Landing has panel doors with chrome handles accessing three bedrooms and a family shower room. There is a loft access hatch and an airing cupboard housing the combination gas fed boiler.

Bedroom One

3.56m max 3.38m min x 2.44m (11'8 max 11'1 min x 8'5) (front of wardrobe/cupboard)

uPVC double glazed window, radiator and a double built-in wardrobe/cupboard.

Bedroom Two

9'4 x 8'5 (2.84m x 2.57m)

uPVC double glazed window over looking the garden, radiator.

Bedroom Three

9'3 x 5'4 (2.82m x 1.63m)

uPVC double glazed window, radiator

Family Shower Room

Fitted with a modern white three piece suite comprising; walk-in shower cubicle with chrome thermostatic shower with drencher shower head and an additional shower head and hose, low flush WC and pedestal wash hand basin, uPVC double glazed opaque glass window and heated chrome towel rail.

OUTSIDE

To the front of the property there is a generously proportioned block pave driveway providing ample parking which in turn leads to the detached brick build garage.

The rear garden offers a particular feature of sale being well maintained and offers privacy to the rear aspect. There is a slabbed patio area with outside water tap and half moon grassed area with planting borders with a variety of mature plants shrubs and trees there is timber screen fencing to the boundaries.

Garage

19'7 x 8'3 (5.97m x 2.51m)

The garage has an up and over door, electric, light and power, uPVC double glazed window and 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		
(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	

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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