



Sinclair

71 Southfield Avenue, Sileby, Leicestershire, LE12 7WL

Offers Over £400,000

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Property at a glance

- Spacious Hall and Landing Areas
- Downstairs Cloaks/WC and Utility
- Open Plan Dining Kitchen
- Council Tax Band*: D
- Master En-Suite
- Driveway and Garaging
- Beautifully Maintained Property
- Price: £400,000

Overview

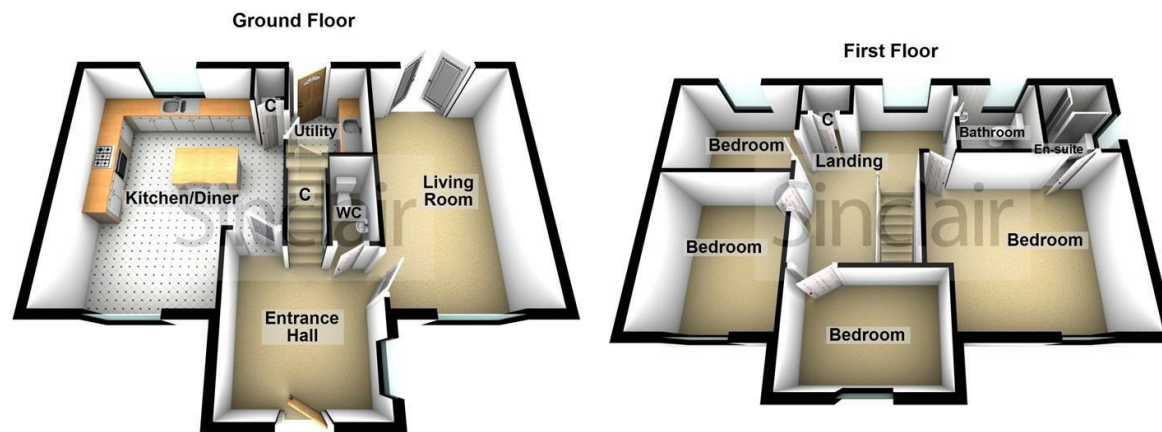
This gable fronted detached family home is beautifully maintained and enjoys spacious reception hall and landing areas. In addition, the accommodation comprises a downstairs cloakroom/wc, living room, open plan family dining kitchen with centre island unit, utility room; on the first floor landing gives way to four bedrooms (with an ensuite to the main bedroom), and a family bathroom. There is a pleasant rear garden with an enlarged patio entertaining area, a driveway providing parking, which leads to the 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

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uPVC double-glazed entrance door through to the reception hall.

RECEPTION HALL

The reception hall offers a pleasant welcome to the property, being generously proportioned with a central staircase that accesses the first floor, a cloak hanging space, a uPVC double-glazed window, a radiator, and doors that lead to the downstairs cloakroom and WC, living room and the open plan family dining kitchen (with utility room off). There is some LVT wood-effect flooring.

DOWNSTAIRS CLOAKS/WC

Fitted with a white two-piece suite comprising a low-flush WC, pedestal wash-hand basin with chrome mixer tap, there is a radiator and continued flooring from the hallway.

LIVING ROOM

18'0 x 10'4 minimum 11'6 maximum (5.49m x 3.15m minimum 3.51m maximum)
uPVC double-glazed window, uPVC double-glazed French patio doors overlooking and accessing the rear garden and patio area, two radiators.

OPEN PLAN FAMILY DINING KITCHEN

I shaped room - maximum measurements 18'3 x 12'7 (I shaped room - maximum measurements 5.56m x 3.84m)

KITCHEN AREA

12'8 x 10'9 (3.86m x 3.28m)

One and a half bowl single drainer stainless steel sink unit with chrome mixer tap over and cupboards under, fitted units to the wall and base, worksurface with complementary tiled surround, matching centre island unit, storage under, space for a range oven, plumbing for a dishwasher, integrated fridge and freezer.

DINING AREA

8'9 x 7'2 (2.67m x 2.18m)

uPVC double glazed window and radiator.

UTILITY ROOM

Matching base and wall units to the kitchen, single drainer stainless steel sink unit, plumbing for washing machine, space for tumble dryer, understairs storage cupboard, radiator, door accessing the rear garden.

FIRST FLOOR

A spacious and open landing gives way to four bedrooms (with en-suite to master), and a family bathroom. There is a uPVC double glazed window overlooking the garden, radiator, loft access hatch, storage cupboard.

MASTER BEDROOM

14'8 x 11'3 (maximum measurement) (4.47m x 3.43m (maximum measurement))

uPVC double glazed window, radiator, door accessing the en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a white modern three-piece suite comprising double-width shower cubicle, thermostatic shower and shower door screening, low flush wc, pedestal wash hand basin, heated chrome towel rail, uPVC double glazed opaque glass window.

BEDROOM TWO

8'11 x 10'9 (2.72m x 3.28m)

uPVC double glazed window, radiator.

BEDROOM THREE

10'3 x 7'4 (3.12m x 2.24m)

uPVC double glazed window, radiator.

BEDROOM FOUR

8'11 x 7'1 (2.72m x 2.16m)

uPVC double-glazed window overlooking the garden, radiator.

FAMILY BATHROOM

Fitted with a modern white three piece suite comprising panel bath with shower over and shower screening, low flush wc, pedestal wash hand basin, heated chrome towel rail, uPVC double glazed opaque glass window.

OUTSIDE

To the front of the property is a picket fence boundary with two shaped lawned areas and a central path leading to the entrance door. There is a driveway providing off-road parking which in turn leads to a garage, There are outside power points.

The rear garden has been landscaped with porcelain, an enlarged patio seating area with panel dividers to the main lawned area. There is timber-screened fencing to the boundaries, gated access leading to the driveway, and a garage. There are outside power points, lighting, and a water tap.

The Garage has an up-and-over door, electric light and power.

SPECIAL NOTE TO PURCHASERS

It should be noted by prospective purchasers that there is a management fee payable on the estate for the upkeep of the communal area and park. The last payment in August 2024 was for £103, and January 2025 was £113. Payments are made twice yearly.

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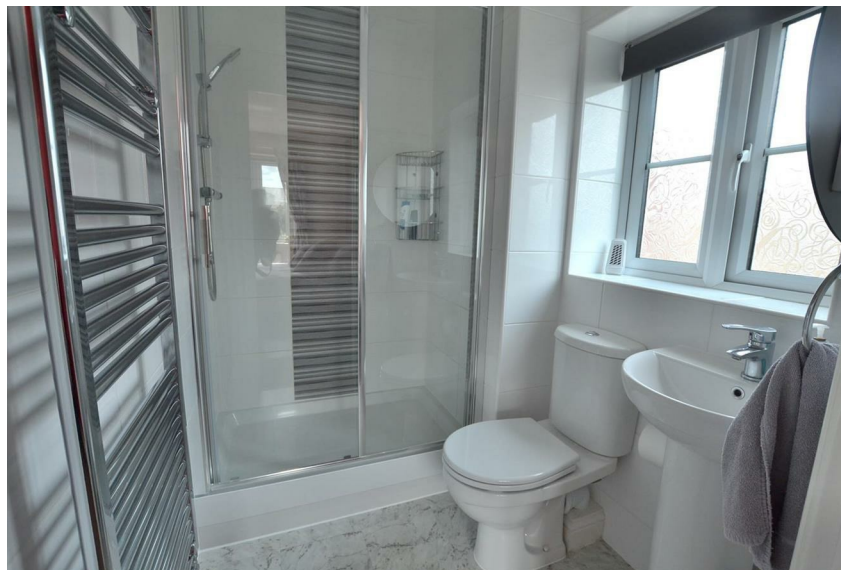
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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	

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

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

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