



Sinclair

38 Southfield Avenue, Sileby, LE12 7WQ

£280,000

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Property at a glance

- Popular Residential Location
- 20ft Long Garage
- Separate Dining Room
- Council Tax Band*: C
- Extended To Rear
- Generously Proportioned Garden
- Home Office
- Price: £280,000

Overview

This three bedroom semi detached residence has been much improved by the current vendors with the addition of a rear extension and garage. The property sits on a generous plot for the modern estate and the internal accommodation comprises, a reception hall, downstairs cloakroom/WC, fitted kitchen, living room, a separate dining room and home office to the extension. On the first floor landing gives way to three well proportioned bedrooms with a re fitted ensuite to master and re fitted family bathroom. EPC RATING B.

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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Entrance door with canopy storm porch over through to the reception hall, the reception hall offers a pleasant open welcome to the property with stairs accessing the first floor, doors accessing the fitted kitchen, downstairs cloakroom/WC and living room (with extension off) radiator.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a low flush WC and vanity unit surmounted by a wash hand basin with chrome mixer tap over and cupboards under, radiator.

FITTED KITCHEN

12'2 x 8'1 (3.71m x 2.46m)

The kitchen is fitted with a one and a half bowl single drainer stainless steel sink unit with feature mixer tap over and cupboard under, there is a range of fitted units to the wall and base, work surface with matching upstand, five ring gas hob with extractor fan over, double electric eye level oven and grill, integrated fridge and freezer, plumbing for a washing machine, plumbing for dishwasher, uPVC double glazed window, concealed and wall mounted gas boiler, radiator.

LIVING ROOM

14'5 x 15'5 (4.39m x 4.70m)

Built in storage cupboard, uPVC double glazed window, radiator, double doors accessing the extension which comprises of separate dining room and home study.

DINING ROOM

8'11 x 8'7 (2.72m x 2.62m)

Velux skylight window, contemporary wall mounted radiator, bifold doors accessing and overlooking the landscape garden and pocket sliding door through to the home study.

HOME STUDY

8'8 x 5'5 (2.64m x 1.65m)

Contemporary style radiator, uPVC double glazed window overlooking the garden and additional Velux sky light window.

FIRST FLOOR

The first floor landing gives way to three well proportioned bedrooms with an en suite to the master, and a re fitted family bathroom, uPVC double glazed opaque glass window and useful storage cupboard.

MASTER BEDROOM

10' x 8'4 (to the front of wardrobes/cupboards) (3.05m x 2.54m (to the front of wardrobes/cupboards)

The master bedroom has an excellent range of fitted bedroom furniture providing ample storage including wardrobe/cupboards, a dressing table, overhead storage and bedside tables. Radiator and uPVC double glazed window, door accessing the re fitted ensuite shower room.

ENSUITE SHOWER ROOM

Fitted with a walk in shower with drencher shower head, additional shower head and hose in addition to body jets. Low flush WC and vanity unit surmounted by wash hand basin with drawer storage under, heated chrome towel rail. uPVC double glazed opaque glass window.

BEDROOM TWO

9'6 x 7'11 (2.90m x 2.41m)

uPVC double glazed window overlooking the garden and a range of bedroom furniture including wardrobe/cupboards, dressing table and drawers. Radiator.

BEDROOM THREE

8'2 x 7'3 (2.49m x 2.21m)

uPVC double glazed window overlooking the garden, radiator.

BATHROOM

The bathroom has been re fitted with a stylish vanity unit with work surface moulded to the sink unit with mixer tap and cupboards under, concealed low flush WC and panelled bath with combination shower tap and electric shower over, radiator.

OUTSIDE

To the front of the property there is a driveway providing ample parking which in turn leads to the garage. The rear garden is a particular feature of sale being generously proportioned even with the addition of the rear extension. Slabbed patio area and pathways leading to the garage and timber built shed, shaped lawn area with plants and shrubs to the borders and a corner decking area to the rear boundary. The garden enjoys privacy to the plot.

GARAGE

19'8 x 10'1 maximum 9'8 minimum (5.99m x 3.07m maximum 2.95m minimum)

The garage has an up and over door, electric light and power, mezzanine loft storage and work bench and units to the rear. There's double uPVC double glazed doors accessing the landscape rear garden

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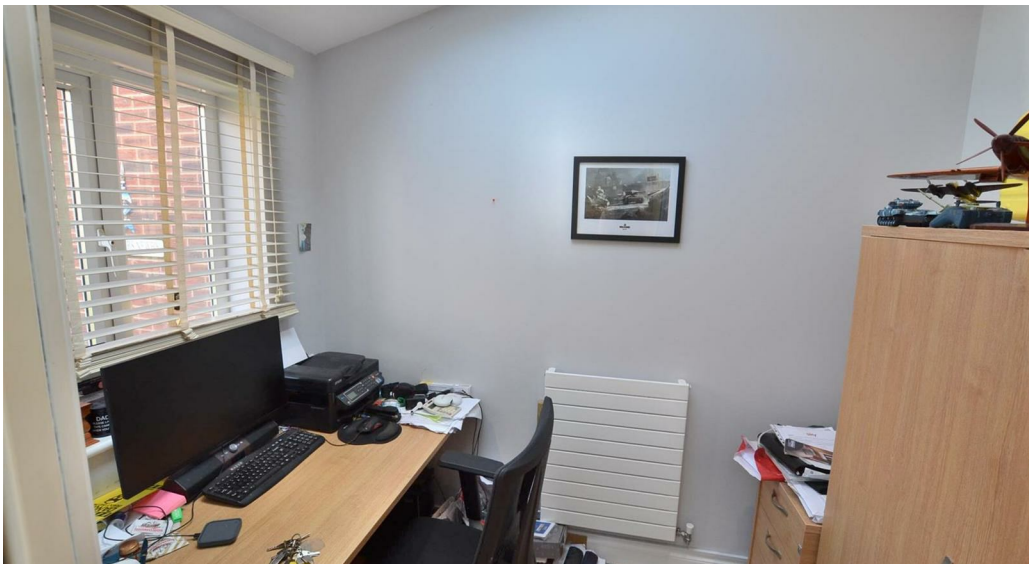
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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

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