

A photograph of a modern rear garden. In the foreground, there is a rectangular swimming pool with clear blue water. To the right of the pool is a paved patio area with a set of grey wicker outdoor furniture. Behind the patio is a wooden extension with large glass doors and windows, leading into the house. The house is a two-story building with a grey roof and white walls. A large white ceramic urn sits on the right side of the patio. The sky is overcast.

Sinclair

'Ridgeway', 184 Seagrave Road, Sileby, Leicestershire, LE12 7TS

£520,000

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Property at a glance

- Thoughtfully Renovated Property
- Open Plan Family Living Kitchen
- Boot Room Utility and WC
- Council Tax Band*: E
- Stunning Garden With Pool
- Entertaining Garden Room
- Feature Master Suite
- Price: £520,000

Overview

A truly stunning family home with swimming pool and garden entertaining room is just one of the main features of sale. The property and gardens have been thoughtfully re designed and renovated by the current vendors and in brief comprises oak storm porch, open plan reception hall with sitting room, a fantastic family living/dining kitchen space with utility room and WC off ,a boot room and entertaining/garden room. On the first floor landing gives way to three bedrooms with a stylish refitted bathroom ; whilst the top floor opens to a lovely master suite with separate shower area. Outside, to the front of the property there is ample parking whilst to the rear as mentioned has a fantastic outdoor space with plentiful patio areas, the central outdoor pool and further gardens beyond.

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

There is an oak frame storm porch with tiled entrance. Composite door with house number etched window over which accesses the reception hall.

RECEPTION HALL

Offers a pleasant welcome to the property with herringbone LTV flooring, balustrade staircase with stair rods to carpet accessing the first floor, meter cupboard/bureau with period stained glass window, open access to a front sitting room, radiator, understairs storage cupboard and door accessing the open plan family living dining kitchen.

FRONT SITTING ROOM

11'11 x 11'7 (side of chimney breast) (3.63m x 3.53m (side of chimney breast))

Feature fireplace with tiled hearth and surround surmounted by a wood burning stove, built in shelving, uPVC double glazed bay window to the front elevation, radiator, feature stain glass window, stylish paneling with wall lanterns.

OPEN PLAN FAMILY LIVING DINING KITCHEN

20'2 x 24'11 (6.15m x 7.59m)

A Stunning hub to the property offering a generously proportioned open space with fitted kitchen, dining and lounge areas.

The fitted kitchen has a central island with solid wood worksurfaces, a double ceramic sink with mixer tap over, the centre island continues to a breakfast bar with storage under and a dishwasher. A further workspace with a smeg stainless steel hob with extractor fan over and pan drawers under, double smeg oven and grill, stylish tiled surrounds continued herringbone flooring from the hallway, space for a tall standing fridge freezer.

The Lounge area has a central feature fireplace with tiled hearth and surround surmounted by a wood burning stove, feature stainglass window, radiator.

The dining area has a full width sliding door overlooking and accesing the garden, radiator, door accessing the utility room and downstairs cloaks/wc, door accessing the boot room.

UTILITY ROOM

Plumbing for washing machine, space for tumble dryer, tiled walls and flooring, access to the downstairs cloaks/wc.

DOWNSTAIRS CLOAKS/WC

Low flush wc, wash hand basin with copper pipe taps, wall mounted worcester gas fed boiler.

BOOT ROOM

The boot room is 13'4 in length with a double ceramic sink unit, wooden worksurfaces, chrome mixer tap, there is benched seating, cloaks hanging space, built in storage cupboards. There is a door accessing the store/office space and an open access to the entertaining garden room.

ENTERTAINING GARDEN ROOM

16'4 x 8'4 (4.98m x 2.54m)

A fantastic feature to the property with bi-fold doors opening to the garden and pool area, there is electric light and power, room to accommodate and American style fridge freezer.

STORE ROOM

7'7 x 7'2 (2.31m x 2.18m)

Formerly part of the garage this room provides an ideal storage space and is currently used as a home office are with double doors accessing the front.

FIRST FLOOR

The landing gives way to three bedrooms and a bathroom, there is a balustrade dog leg staircase accessing the master suite to the top floor, there is a feature stain glass window.

BEDROOM TWO

11'5 x 9'10 (to front of wardrobe/cupboards) (3.48m x 3.00m (to front of wardrobe/cupboards))

uPVC double glazed windows to the rear elevation, radiator, an ample rang of built in bedroom furniture.

BEDROOM THREE

11'11 x 11'6 (side of chimney breast) (3.63m x 3.51m (side of chimney breast))

uPVC double glazed window, radiator, feature paneling.

BEDROOM FOUR

8'0 x 7'1 (2.44m x 2.16m)

uPVC double glazed window, radiator.

BATHROOM

The bathroom has been tastefully refitted with a clawfoot bath with chrome mixer tap, rinser shower head over, an additional shower head and hose, low flush wc, vanity unit surmounted by a wash hand basin with cupboards under and chrome taps over, heated chrome towel rail, part tiled walls, tiled flooring, uPVC double glazed opaque glass window.

MASTER SUITE

overall measurements 15'9 x 18'10 (overall measurements 4.80m x 5.74m)

The top floor opens to the master suite which is yet another particular feature of sale. The bedroom area has a uPVC double glazed window overlooking the garden and open fields to the rear. There is a range of built in wardrobe/cupboards and a dressing area. There is also an en-suite shower space with wood slat screening to a double width hand basin set to a brass effect stand with mixer tap over, there is a low flush wc and a walk-in shower cubicle with opaque glass screening and a drencher shower head and an additional shower head and hose. There is a further uPVC double lazed window overlooking the garden and views to the rear.

OUTSIDE

To the front of the property there is a gravel driveway providing parking.

The rear garden offers a fantastic family space with a slabbed slate effect patio areas with central steps leading to the family living kitchen. There is a space allocated for an outdoor kitchen and access via the bi-fold doors to the garden entertaining room. The central focal point is the outdoor heated pool with further seating areas beyond.

The pool is serviced by a pump room refurbished by the current vendors with the addition of an air source heat pump.

The garden continued via wood slat fencing to a garden laid to lawn with a central pathway which in turn leads to a working garden with two timber built sheds.

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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
(55-68) D	66	
(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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