



Sinclair

8 Burgess Close, Sileby, Leicestershire, LE12 7YS

£320,000

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Property at a glance

- Super Family Home
- Open Plan Family Dining Kitchen
- Master En Suite
- Council Tax Band*: D
- Landscape Patio and Summerhouse
- Downstairs Cloakroom/WC
- Driveway and Detached Garage
- Price: £320,000

Overview

Much improved by the current vendors, this super detached family home occupies a pleasant position on the estate and enjoys a beautifully landscaped garden with stylish patio seating area and summer house. Internally the accommodation comprises reception hall with feature panelling, downstairs cloakroom/WC, living room and an open plan family dining kitchen with bar area ; on the first floor landing gives way to three bedrooms (with en suite to master) and a family bathroom . There are gardens to the front and rear , a driveway providing off road parking and detached brick built 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 are 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 ACCOMMODATION

Canopy Porch area with entrance door through to the reception hall, the reception hall has tiled flooring and feature décor panelling and stairs accessing the first floor, radiator and doors accessing the downstairs cloakroom/WC, living room and the open plan family dining kitchen.

DOWNSTAIRS CLOAKROOM

The downstairs cloakroom is fitted with a white two piece suite comprising of low flush WC, pedestal wash hand basin, radiator, continued tile flooring from the hallway, uPVC double glazed opaque glass window with fitted blinds.

LIVING ROOM

15'4 x 10'2 (4.67m x 3.10m)

uPVC double glazed window with pleasant outlook and fitted blinds, two radiators.

OPEN PLAN FAMILY DINING KITCHEN

17'2 x 11'5 (5.23m x 3.48m)

The main hub of the house with the fitted kitchen having a one and a half bowl single drainer stainless steel sink unit and stylish chrome mixer tap over, cupboards under , there's a range of fitted units to the wall and base, central breakfast bar area with feature decor panelling and storage under, stainless steel gas hob with oven under and extractor fan over, integrated fridge and freezer, plumbing for dishwasher and plumbing for washing machine.

To the dining area there is a bespoke bar section with shelf storage and worktop with housing under for a wine cooler. uPVC double glazed window with fitted blinds overlooking the garden and uPVC double glazed french patio doors accessing the garden, continued tile flooring from the hallway and built in storage cupboard.

FIRST FLOOR

On the first floor a nicely proportioned landing area gives way to three bedrooms (with en suite to master) and a family bathroom. Storage cupboard and loft access hatch.

MASTER BEDROOM

11'10 x 11'1 (front of wardrobes/cupboards) (3.61m x 3.38m (front of wardrobes/cupboards))

uPVC double glazed window with pleasant outlook and fitted blinds, radiator and double fitted wardrobe/cupboards. Door accessing the en suite shower room.

EN SUITE SHOWER ROOM

There is a double fitted shower cubicle with thermostatic shower and door screening, low flush WC and wash hand basin with chrome mixer tap, uPVC double glazed opaque glass window with fitted blinds, radiator.

BEDROOM TWO

10'5 x 8'9 (including wardrobe/cupboards) (3.18m x 2.67m (including wardrobe/cupboards))

uPVC double glazed window overlooking the garden, fitted blinds, radiator, double fitted wardrobe/cupboard.

BEDROOM THREE

9'3 x 6'6 (2.82m x 1.98m)

uPVC double glazed window overlooking the garden, fitted blinds, radiator.

FAMILY BATHROOM

The family bathroom is fitted with a white three piece suite comprising panelled bath with thermostatic shower over and shower screening, low flush WC and wash hand basin with chrome mixer taps, radiator, uPVC double glazed opaque glass window with fitted blinds.

OUTSIDE

The property occupies a pleasant position on the entrance to the estate with pleasant front outlook towards Seagrave Road. There's a driveway providing off road car standing and access to the garage. The detached garage has been fitted with electric light and power and the benefits of the personal access door to the garden. The garden has been landscaped with a slabbed area to the rear of the property, shaped lawn beyond and a beautifully designed patio area with wood slat panelling to the seating area, electric light and power and access to the summer house.

The summer house is 10'9 x 7'5 and has been fitted with electric, light and power, has double doors and window overlooking the landscape patio. The summer house is currently used as a nail salon and is a lovely addition to the property and gardens.

SPECIAL NOTE TO PURCHASERS

It should be noted by perspective purchasers that upon completion of the estate there will be an estate management charge for the upkeep of the communal areas etc. To date no charges have been made and the upkeep is being maintained by the developers.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	83	
(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

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

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Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

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Thinking of Selling?

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