

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, serif font.

22 Barradale Avenue, Sileby, Leicestershire, LE12 7TB

£325,000

01509 812777 [sinclairestateagents.co.uk](https://www.sinclairestateagents.co.uk)

Property at a glance

- A Truly Stunning Family Home
- Refitted Breakfast Kitchen
- Super Open Plan Living Space
- Council Tax Band*: B
- Feature Extension
- Thoughtfully Landscape Garden
- Two Driveways
- Price: £325,000

Overview

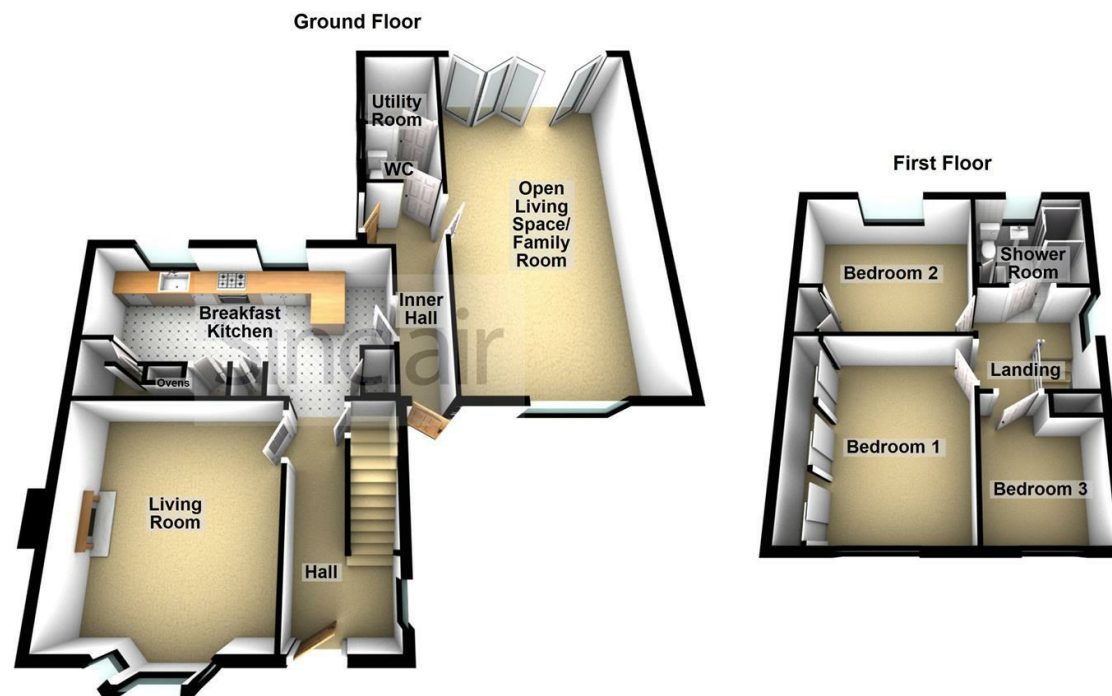
This is without doubt the most stunning and thoughtfully extended property that has come to the market on this estate in recent years. The accommodation is contemporary in design and in brief comprises, reception hall, living room, open plan breakfast kitchen with wifi and app controlled integrated appliances, there is an inner hallway leading to a substantial extension including a downstairs cloakroom/WC, separate utility room and the main feature of sale is an open plan family space which lends itself to a number of uses with bi fold doors to the garden and a feature lantern skylight window. On the first floor landing gives way to three well proportioned bedrooms and a refitted contemporary shower room. The plot is generously proportioned with stunning landscape gardens and summerhouse in addition to ample parking to both the front and the rear for a number of vehicles. EPC RATING D.

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 ACCOMMODATION

Composite contemporary entrance door through to the reception hall, the reception hall has been redesigned with a stylish balustrade to the staircase accessing the first floor, there is a contemporary bar radiator, under stairs storage cupboard, uPVC double glazed window, open access to the re fitted family breakfast kitchen and door through to the living room.

LIVING ROOM

13'5" x 12'8" (side of chimney breast not includin (4.09m x 3.86m (side of chimney breast not includin)

uPVC double glazed bay window with fitted blinds, cabling and sockets to accommodate a wall mounted TV, radiator.

OPEN PLAN RE FITTED BREAKFAST KITCHEN

18'9" x 7'9" (5.72m x 2.36m)

A thoughtfully redesigned refitted breakfast kitchen with granite work surfaces continuing to breakfast bar area and has an inset wash hand basin with mixer tap over. The kitchen enjoys wireless and app controlled appliances including a Samsung induction hob, double oven and grill, dishwasher , contemporary extractor hood. There is a corner larder cupboard providing ample storage, soft close pan drawers & cupboards plus pull out larder cupboard, integrated fridge and freezer, uPVC double glazed window overlooking the stunning landscape garden. There is a further pantry store , door accessing the inner hall and extension .

INNER HALL

uPVC double glazed door accessing the front and driveway, door accessing the garden and access to the fantastic family living space (extension.) There is access from the inner hall to a downstairs WC and utility room.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a low flush WC and vanity unit surmounted by a wash hand basin with storage under, uPVC double glazed opaque glass window and door accessing the utility room

UTILITY ROOM

5'11" x 5'1" (1.80m x 1.55m)

uPVC double glazed window , plumbing for washing machine and space for tumble dryer and further space for additional fridge freezer.

OPEN PLAN LIVING SPACE & EXTENSION

26'6" x 13'5" (8.08m x 4.09m)

This open space is the particular feature of sale offering flexibility and is currently used as an office, dining and has further sitting room space. There's bi fold doors opening to the

beautifully landscape garden , underfloor heating and feature skylight lantern bringing plenty of natural light to the space . Air conditioning and app controlled lighting.

FIRST FLOOR

On the first floor landing gives way to three well proportioned bedrooms and a re fitted shower room, loft access hatch with pull down ladder, uPVC double glazed window.

BEDROOM ONE

12'9" x 9'3" (front of wardrobe/cupboards) (3.89m x 2.82m (front of wardrobe/cupboards))

uPVC double glazed window with fitted blinds, radiator and a range of fitted wardrobes/cupboards.

BEDROOM TWO

11'10" maximum x 10'6" minimum x 10'5" (3.61m maximum x 3.20m minimum x 3.18m)

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

BEDROOM THREE

9' x 7'10" (including stair bulk head) (2.74m x 2.39m (including stair bulk head))

uPVC double glazed window, fitted blinds, radiator.

REFITTED SHOWER ROOM

The shower room has been refitted with contemporary suite, comprising walk in shower/wet area remotely operated drencher shower fittings, vanity unit surmounted by a wash hand basin with chrome mixer tap over and storage under, low flush WC, heated towel rail and cupboard housing the combination Worcester gas fed boiler, uPVC double glazed window.

OUTSIDE

Not only is the property stunning but the plot has been beautifully landscaped, occupies a corner position and is generally proportioned. To the front there is a block paved driveway providing ample parking and EV charger and double gates, there is gated side access leading to the rear garden. The rear garden has undergone major landscaping over the last two years with porcelain pathways and patio areas, timber decking area with pond feature. There is a lawn area and the main patio area has a covered gazebo, stylish wood slat screening and access to the summer house. There are both Hot and Cold outside taps.

SUMMER HOUSE

14' x 11' (4.27m x 3.35m)

The summer house has electric light and power, double doors and uPVC double glazed window . Personal access gate which leads to a further area with timber built shed, gravelled driveway providing ideal space for further parking or caravan/motorhome storage with double gates accessing the adjacent road.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(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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Fixture & Fittings

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15 High Street, Sileby, Leicestershire, LE12 7RX
Tel: 01509 812777
Email: sileby@sinclairestateagents.co.uk