



10 Sunnylands Drive, Sileby, Leicestershire, LE12 7WJ

£375,000

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Property at a glance

- Four Bedrooms
- Garage
- Sought After Location
- Council Tax Band*: E
- Detached House
- Ensuite
- Modern Kitchen/Diner
- Price: £375,000

Overview

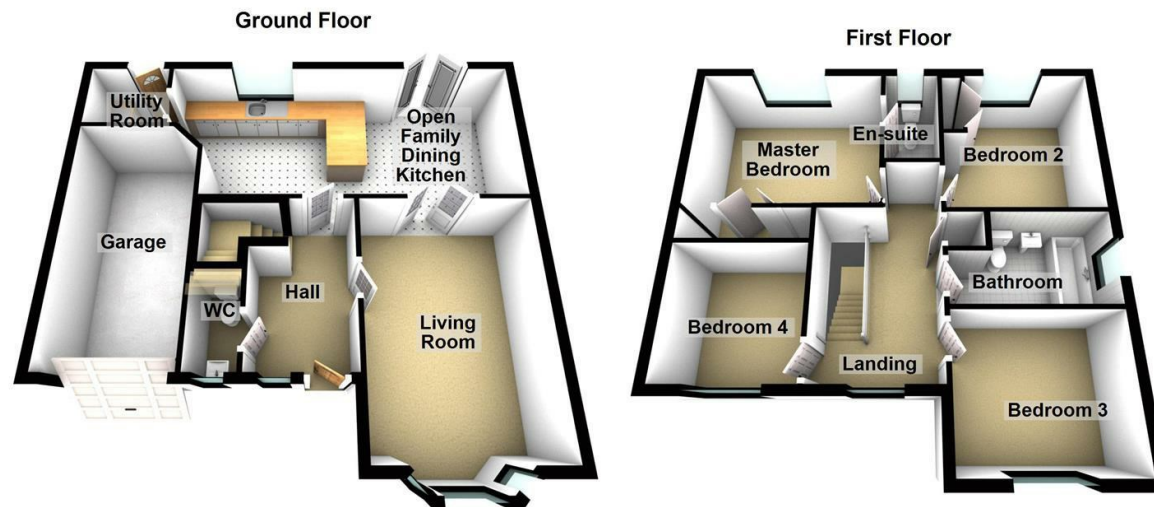
This immaculate detached family home has been much improved and well kept by the current Vendors with the alteration of the original layout (by previous owners) to create a superb open plan family dining kitchen. The property also comprises open reception hall, downstairs cloakroom / WC. Living room, utility room and on the first floor the landing provides a pleasant airy space accessing four well proportioned bedrooms with an en-suite to the master and a family bathroom. The property enjoys a position overlooking the park, there is a driveway providing off road car standing, integral garage and an enclosed landscaped rear garden. A stunning property.

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

uPVC double glazed entrance door with inset opaque glass windows and security spy hole with a canopy storm porch over and wall mounted lantern. Door accessing the reception hall.

RECEPTION HALL

The reception has a pleasant open space with a composite double glazed front door, an adjacent double glazed window, balustrade dog legged staircase accessing the first floor, doors with stylish chrome handles accessing the downstairs cloakroom / WC, living room and open plan family dining kitchen. radiator and tiled flooring.

DOWNSTAIRS CLOAKROOM / WC

The downstairs cloakroom / WC is fitted with a white two piece contemporary suite comprising: low flush WC with push button flush, pedestal wash hand basin with chrome mixer tap and tiled splash backs, radiator, uPVC double glazed opaque glass window to the front elevation and continued tiled flooring from the hallway.

LIVING ROOM

15'7" x 10'2" (4.75m x 3.10m)

Walk in uPVC double glazed window to the front elevation with pleasant outlook over parkland. There is laminate flooring, two radiators, wall lighting and a contemporary style life flame Ethanol fuel fire. Double doors accessing the open family dining kitchen.

OPEN PLAN FAMILY DINING KITCHEN

20'5" x 10'6" (6.22m x 3.20m)

This room has been reconfigured by the previous owners to provide a super open plan space with kitchen, seating and dining areas. The tiled flooring continues from the hallway. The dining area has uPVC double glazed doors overlooking and accessing the rear garden. The kitchen is contemporary in design with a single drainer one and a half bowl composite sink unit with stylish chrome mixer tap over and cupboards under, fitted gloss units to the wall and base with chrome bar handles, storage including pan drawers and integral appliances including Zanussi five ring stainless steel gas hob with suspended extractor fan over, double Zanussi eye level electric fan assisted oven and grill, built in fridge, freezer and dishwasher. uPVC double glazed window overlooking the garden, radiator and door accessing the utility room.

UTILITY ROOM

The utility room has matching units to the kitchen to the wall and base, work surface with matching up stand, single drainer stainless steel sink unit with chrome mixer tap over, plumbing for washing machine, wall mounted gas fed boiler, continued tiled flooring and door with inset opaque glass window accessing the rear garden.

ON THE FIRST FLOOR

On the first floor an L shaped feature landing with balustrade handrail gives way to four double bedrooms with an en-suite to the master, family bathroom, airing cupboard and access hatch into the part boarded loft. uPVC double glazed window to the front elevation and radiator.

MASTER BEDROOM

13'4" x 10'7" (4.06m x 3.23m)

uPVC double glazed window to the rear elevation, fitted double wardrobe / cupboards, radiator and door accessing the en suite.

EN SUITE

The en suite shower room is fitted with a white contemporary three piece suite comprising: double width shower cubicle with sliding shower screen, low flush WC with push button flush, pedestal wash hand basin with chrome mixer tap, part tiled walls, tile effect flooring, radiator and uPVC double glazed opaque glass window to the rear elevation.

BEDROOM TWO

10'11" x 10'10" (3.33m x 3.30m)

uPVC double glazed window to the rear elevation, radiator and fitted double wardrobe / cupboards.

BEDROOM THREE

10'11" x 9' (3.33m x 2.74m)

uPVC double glazed window to the front elevation with pleasant outlook over the parkland. Radiator.

BEDROOM FOUR

8'1" x 8'8" (2.46m x 2.64m)

uPVC double glazed window to the front elevation with pleasant outlook over the parkland, radiator and wood effect laminate flooring.

FAMILY BATHROOM

The bathroom is fitted with a white contemporary three piece suite comprising: panel bath with chrome mixer tap, thermostatic shower over and shower screening, low flush WC with push button flush, pedestal wash hand basin with chrome mixer tap, tiled splash surround, tiled effect flooring and radiator.

OUTSIDE

The rear garden comprises a paved patio with stone shingled edging, a variety of plants and shrubs that compliment the timber closed board fence panelling. The garden also benefits from timber sleeper edges surrounding the well maintained lawn, a timber shed and side gate access from the front garden.

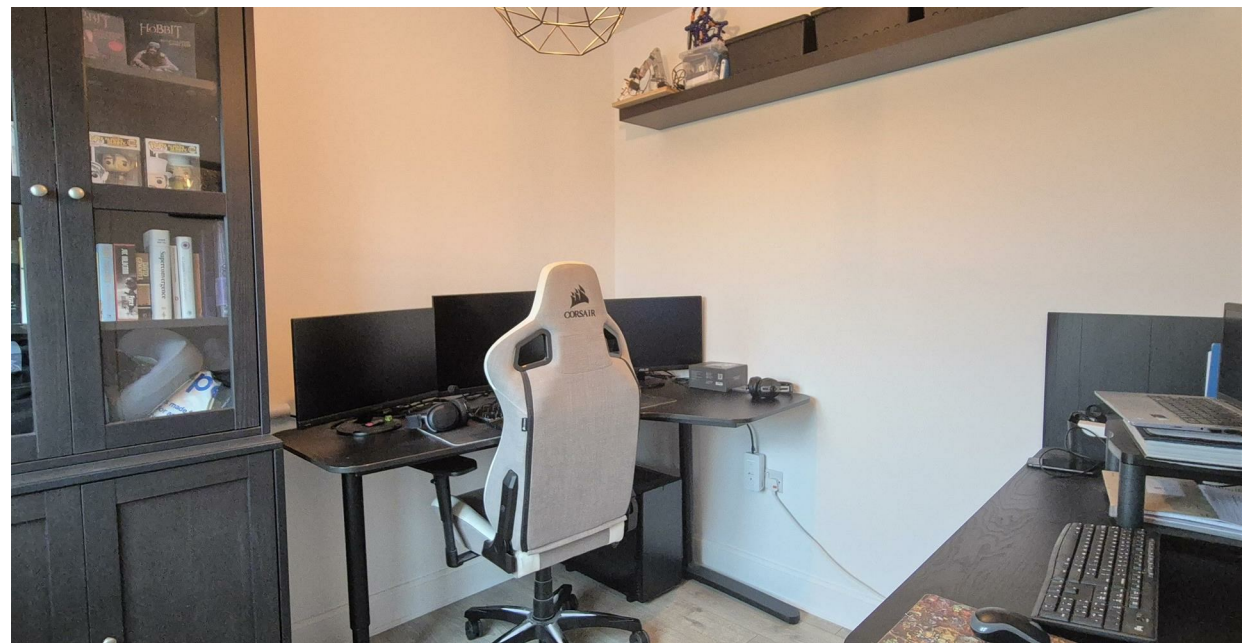
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(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	

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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

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