



Sinclair

'Waltham House', 3 Windrush Close, Sileby, Leicestershire, LE12 7NP

£465,000

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

## Property at a glance

- Select Development
- Three Bathrooms
- Home Office / Music Room
- Council Tax Band\*: G
- Five Bedrooms
- Downstairs WC & Utility Room
- Private Rear Gardens
- Price: £465,000

## Overview

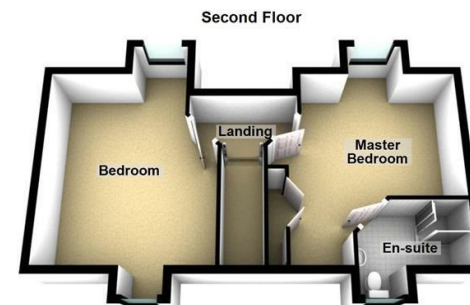
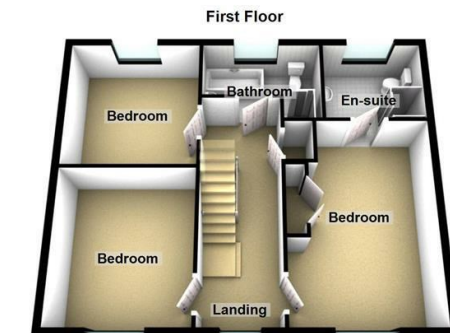
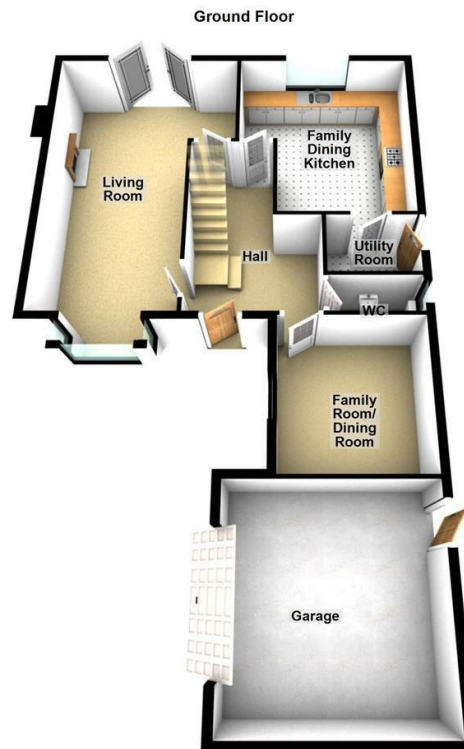
Situated within a select development of the ever popular Seagrave Road, this substantial five bedroom detached family home is one of only six within Windrush Close. The accommodation is laid over three floors and in brief comprises: reception hall, living space with lounge and dining areas, home office / music room, downstairs cloakroom / WC, family breakfast kitchen and utility room. On the first floor a landing gives way to three double bedrooms with an en-suite to guest bedroom two; and a family bathroom. On the top floor there is a master bedroom with en-suite and a further well proportioned double bedroom. Outside there is a block paved driveway providing off road car standing which in turn leads to an oversized garage. The main garden is enclosed and private.

## 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

Entrance door with inset double glazed opaque glass window through to the reception hall.

### RECEPTION HALL

The reception hall offers a pleasant open space to the property with balustrade staircase accessing the first floor, doors with chrome handles accessing the main living room with lounge and dining areas, home office / music room, downstairs cloakroom / WC and family breakfast kitchen (with utility room off). Radiator and engineered oak flooring.

### DOWNSTAIRS CLOAKROOM / WC

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

### HOME OFFICE / MUSIC ROOM

11'9" x 9'8" (3.58m x 2.95m)  
uPVC double glazed window. Radiator.

### LIVING ROOM

27' x 14'9" max x 11'2" min (8.23m x 4.50m max x 3.40m min)  
(Not including bay window)

The living room has lounge and dining areas, there is a uPVC double glazed bay window, uPVC double glazed french patio doors with adjacent picture windows overlooking and accessing the rear garden, two radiators, feature fireplace with stone hearth and surround and an inset gas fed life flame fire.

### FAMILY BREAKFAST KITCHEN

15' x 15' (4.57m x 4.57m)  
(Maximum measurements)

The breakfast kitchen is an L shaped room. The kitchen area has a one and a half bowl single drainer stainless steel sink unit with chrome mixer tap over and cupboards under. Range of shaker style units to the base level with chrome bar handles, range of integrated appliances including dishwasher, five ring gas hob with stainless steel extractor canopy over, microwave oven and double eye level oven and grill. Space for a tall standing American style fridge freezer, radiator, further integrated fridge freezer, uPVC double glazed window to the rear elevation overlooking the garden, continued flooring from the reception hall and door accessing the utility room.

### UTILITY ROOM

The utility room is fitted with a stainless steel sink unit with chrome mixer tap over and cupboards under, plumbing for washing machine, continued flooring from the breakfast kitchen, radiator, wall mounted gas fed boiler and uPVC double glazed window and door accessing the outside.

### ON THE FIRST FLOOR

On the first floor a landing gives way to three double bedrooms with en-suite to guest bedroom two; a family bathroom. uPVC double glazed window, radiator and stairs accessing the second floor. There is an airing cupboard housing the hot water system.

### GUEST BEDROOM TWO

16'4" x 9'2" (4.98m x 2.79m)  
(To the front of wardrobe / cupboards)

uPVC double glazed window, radiator and built-in wardrobe / cupboards. Door accessing the en-suite shower room.

### EN-SUITE SHOWER ROOM

The en-suite shower room is fitted with a white three piece suite comprising: walk-in shower cubicle with thermostatic shower, low flush WC with, pedestal wash hand basin, radiator, heated chrome towel rail and uPVC double glazed opaque glass window.

### BEDROOM THREE

12'8" x 11'4" (3.86m x 3.45m)  
uPVC double glazed window. Radiator.

### BEDROOM FIVE

11'4" x 11' (3.45m x 3.35m)  
uPVC double glazed window to the rear elevation overlooking the garden. Radiator.

### FAMILY BATHROOM

The family bathroom is fitted with a white four piece suite comprising: panel bath with chrome mixer tap over, low flush WC, walk-in shower cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap, heated chrome towel rail and uPVC double glazed opaque glass window.

### ON THE SECOND FLOOR

On the second floor a landing area gives way to a master bedroom with en-suite and bedroom five.

### MASTER BEDROOM

13'5" x 12'3" (4.09m x 3.73m)  
(Into dormer window and not including wardrobe / cupboards)

uPVC double glazed dormer window to the rear elevation overlooking the garden, two radiators, double built-in wardrobes / cupboards and door accessing the en-suite shower room.

### EN-SUITE SHOWER ROOM

The en-suite shower room is fitted with a white three piece suite comprising: enclosed shower cubicle

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with thermostatic shower, low flush WC, pedestal wash hand basin, radiator, separate heated chrome towel rail and uPVC double glazed opaque glass window.

#### BEDROOM FOUR

15' x 11'4" (4.57m x 3.45m)

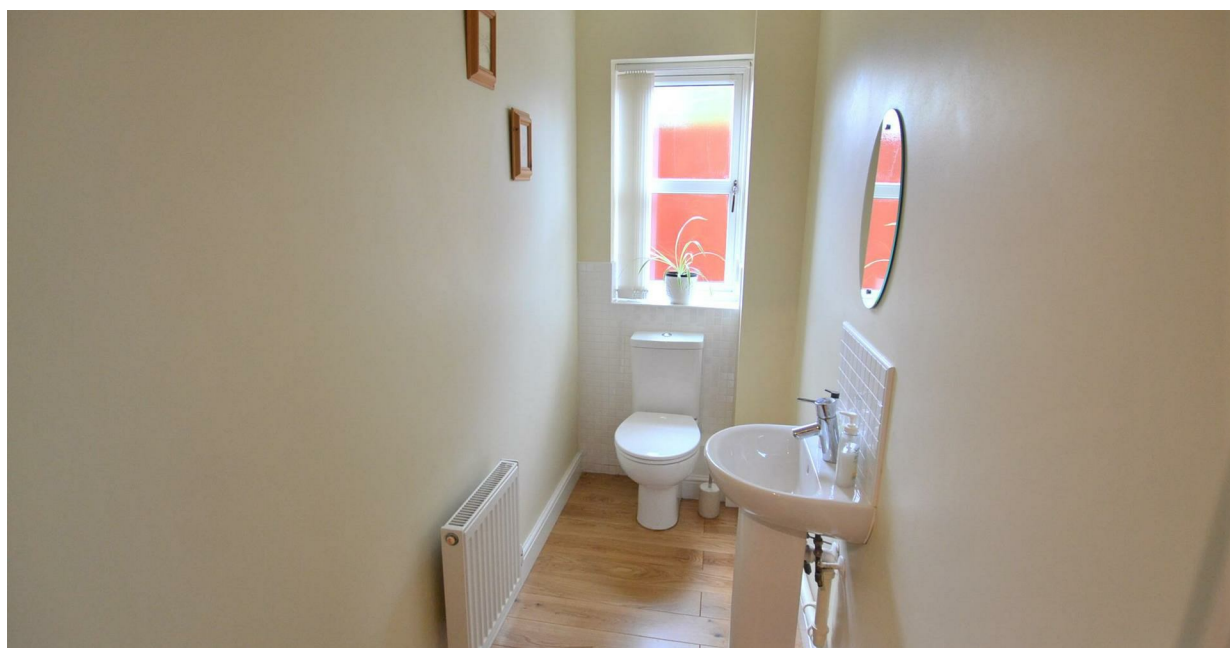
(Not including dormer windows)

uPVC double glazed dormer windows to two elevations and two radiators.

#### OUTSIDE

The property occupies a pleasant position tucked away towards the head of the development. To the front of the property is a block paved driveway providing off road parking with access to an oversized garage. Gated side access which in turn leads to the main garden.

The main garden enjoys privacy to the plot which is laid mainly to lawn, enclosed with brick wall, fenced and hedged boundaries. Slabbed patio area and further gravelled raised seating area with railway sleeper edging to the rear of the plot.



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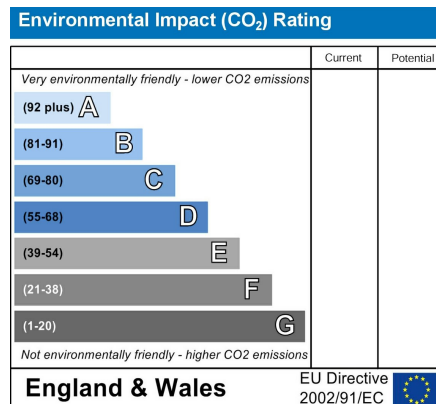
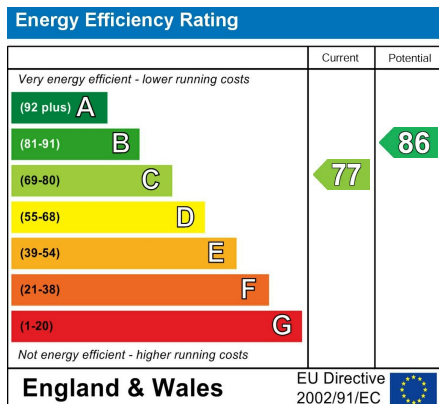
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These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make 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

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* 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

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Money Laundering

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.

### Tenure

We are advised by the vendor(s) that the premises are Freehold

Special note to Purchasers: We are advised by the Vendors that there is a Management charge for the upkeep of the estate approx. £300 per annum (figure to be confirmed)

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