



# Sinclair

'Greenridges', 151 Seagrave Road, Sileby, LE12 7TW

£349,950

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## Property at a glance

- Substantial Plot
- Double Detached Garage
- Ample Parking
- Council Tax Band\*: D
- Three Bedrooms
- Two Reception Rooms
- Village Location
- Price: £349,950

## Overview

'Greenridges' is a traditionally styled bay fronted period residence having a substantial plot and benefiting from a detached double built garage. Internally the accommodation comprises , reception hall, living room, separate dining room, kitchen, guest cloakroom/w.c with a separate utility room. On the first floor a landing gives way to three bedrooms and a bathroom, the rear bedroom enjoys views across the garden. Outside the garden is generously proportioned, private and offers ample off road parking for a number of vehicles and potential for annex (subject to planning from local council).

## 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.

Ground Floor



First Floor



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## Detailed Accommodation

### GROUND FLOOR

#### Hallway

Entered through a timber front door with inset glass panel, stairs rising to the first floor, window to the front and accessing living room, w.c., dining room and kitchen.

#### Guest Cloakroom

4'7 x 6'9 (1.40m x 2.06m)

Comprising low level push button wc, wash hand basin with mixer tap, tiled flooring and uPVC double glazed opaque window to the side.

#### Living Room

12'5 x 13'4 (3.78m x 4.06m)

Bay uPVC double glazed window to the front, coving, electric fireplace and a uPVC double glazed window to side.

#### Dining Room

12'5 x 13'1 (3.78m x 3.99m)

uPVC double glazed window to side, patio doors accessing the garden, log burner with stone hearth and coving.

#### Kitchen

9'6 x 10'5 (2.90m x 3.18m)

Enjoying a range of wall and base units, one and a half drainer sink with mixer tap, four ring gas hob and oven with extractor fan above. Also benefitting from built in fridge and dishwasher, uPVC double glazed window to side and tiled flooring.

#### Utility Room

8'8 x 8'2 (2.64m x 2.49m)

A range of wall and base units, sink and drainer unit, uPVC double glazed windows to the front and side, wall mounted gas combi boiler, uPVC door accessing the garden, tiled floor, space and plumbing for appliances.

### FIRST FLOOR

#### Landing

Stairs rising, give way to three bedrooms and bathroom, window to side and loft access.

#### Bedroom One

12'6 x 12'11 (3.81m x 3.94m)

Enjoying a range of built in wardrobes, coving and uPVC double glazed windows to rear.

#### Bedroom Two

11'11 x 12'11 (3.63m x 3.94m)

Enjoying a range of built in wardrobes, coving and uPVC double glazed bay windows to front.

#### Bedroom Three

7'11 x 8' (2.41m x 2.44m)

uPVC double glazed windows to front, timber effect laminate flooring and coving.

#### Bathroom

6'1 x 8'1 (10'6) (1.85m x 2.46m (3.20m))

This four piece suite comprises, panelled bath, pedestal wash hand basin, low level flush wc, and thermostatic corner shower. Also benefitting from timber effect flooring, heated towel rail, two uPVC double glazed opaque to side, extractor fan, coving, storage cupboard and part tiled walls.

### OUTSIDE

#### Front

Having paved pathway to the front door and side gated access to the rear, lawn with shaped hedging surround and mature borders with shrubs and trees.

#### Rear Garden

Having paved patio with raised brick built pond, water point, timber shed, further side patio seating area with gated access to the front. There is a central pathway with lawns to either side with mature borders and raise patio seating area. The pathway also leads to patio and stone laid areas with double electric timber gates to the side allowing off road parking for multiple vehicles and also accessing the detached double garage/workshop and all surrounded by hedging and timber close board fencing.

#### Garage

Double detached garage with electric, light and power.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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## Referral Fee Disclosure

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## Thinking of Selling?

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