



Sinclair

2 Saville Drive, Sileby, Leicestershire, LE12 7US

£440,000

01509 812777 sinclairestateagents.co.uk

Property at a glance

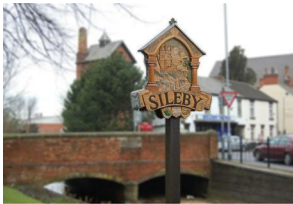
- Substantial Property
- Three Bathrooms
- Three Reception Rooms
- Council Tax Band*: E
- Six Bedrooms
- Downstairs WC & Utility
- Double Garaging
- Price: £440,000

Overview

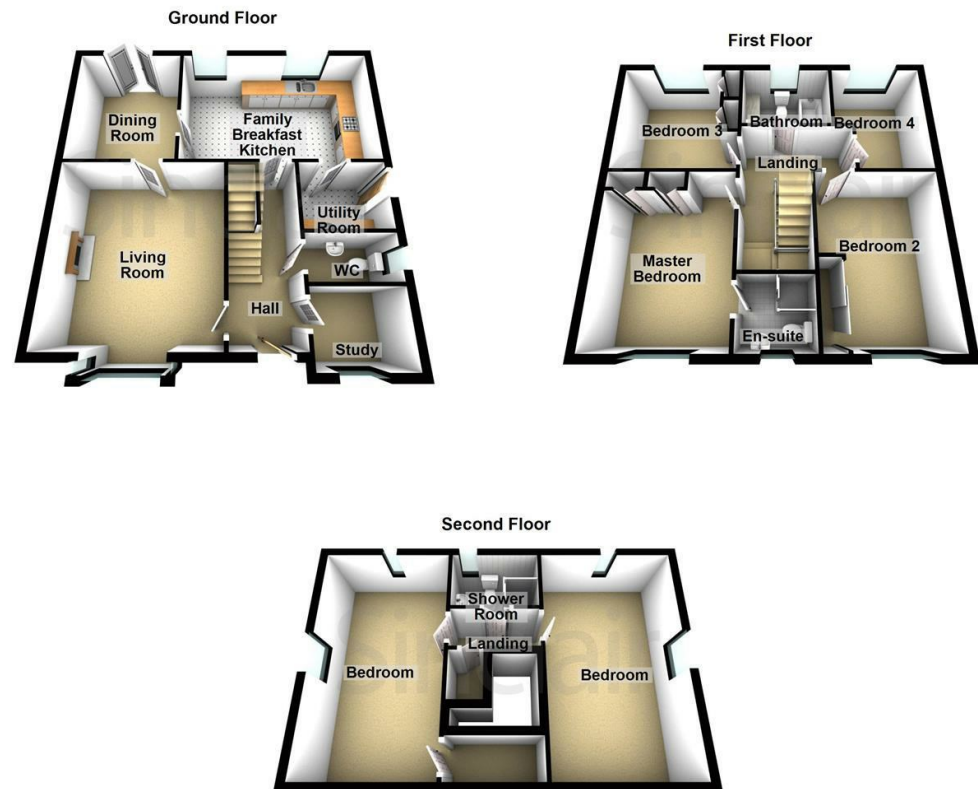
A substantial six bedroom, three bathroom detached family home occupying an end position on this ever popular estate with ease of access to the village centre and amenities. Although requiring some modernisation the property has been priced accordingly and offers excellent potential. Internally the accommodation comprises: reception hall, study, cloakroom / WC, living room, separate dining room, family breakfast kitchen and utility room. On the first floor a landing gives way to four well proportioned bedrooms with an en-suite to the master and a family bathroom; and to the second floor there are two further double bedrooms serviced by an additional shower room. Outside there are gardens to the front and rear, double width driveway and double garaging.

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

Canopy over the entrance door. The entrance door gives way to the entrance hall.

RECEPTION HALL

The reception hall has balustrade staircase accessing the first floor with an under stairs storage cupboard, radiator, doors accessing the living room, open plan family breakfast kitchen (with separate dining room and utility room off); downstairs WC and study.

DOWNSTAIRS CLOAKS / WC

The downstairs cloaks / WC is fitted with a white two piece suite comprising: low flush WC, pedestal wash hand basin, radiator and uPVC double glazed opaque glass window to the side elevation.

STUDY

6'10" x 5'8" (2.08m x 1.73m)

uPVC double glazed window to the front elevation radiator.

LIVING ROOM

13'9" x 14'1" (4.19m x 4.29m)

(Not including bay window)

uPVC double glazed walk-in bay window to the front elevation, radiator, wood effect laminate flooring, feature fireplace with raised marble hearth, matching back, wooden sides, over mantel and an inset coal effect gas fed fire. Radiator and door accessing the separate dining room.

SEPARATE DINING ROOM

10'11" x 8'10" (3.33m x 2.69m)

uPVC double glazed french patio doors overlooking and accessing the garden. Wood effect laminate flooring and door accessing the family breakfast kitchen.

FAMILY BREAKFAST KITCHEN

16'7" x 8'10" (5.05m x 2.69m)

One and a half bowl single drainer stainless steel sink unit with chrome mixer tap over and cupboards under. Base and wall level units, roll edge work surface and tiled surround. Stainless steel gas hob with oven under and extractor hood over. Space for a tall standing fridge freezer, uPVC double glazed windows to the rear elevation overlooking the garden. Integrated dishwasher, radiator to the breakfast area and door accessing the utility room.

UTILITY ROOM

5'8" x 7' (1.73m x 2.13m)

The utility room has a single drainer stainless steel sink unit with cupboards under, plumbing for washing machine and further under unit space for an additional appliance. Radiator, wall mounted gas boiler and door with inset double glazed opaque glass window to the side elevation.

ON THE FIRST FLOOR

On the first floor a landing gives way to four well proportioned bedrooms with an en-suite to the master, family bathroom, stairs accessing the second floor landing accessing two further bedrooms and shower room.

MASTER BEDROOM

12' x 10'10" min x 11'2" max (3.66m x 3.30m min x 3.40m max)

(To the front of wardrobe / cupboard)

uPVC double glazed window to the front elevation, radiator, a range of fitted wardrobe / 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; shower cubicle with thermostatic shower, low flush WC and a vanity unit with inset wash hand basin and cupboards under. uPVC double glazed opaque glass window to the front elevation. Radiator.

BEDROOM TWO

12'10" x 9'10" (3.91m x 3.00m)

uPVC double glazed window to the front elevation. Radiator.

BDEROOM THREE

9'1" x 8'11" (2.77m x 2.72m)

(To the front of wardrobe / cupboards)

uPVC double glazed window to the rear elevation overlooking the garden and a range of fitted wardrobe / cupboards.

FAMILY BATHROOM

The family bathroom is fitted with a white three piece suite comprising; panel bath, low flush WC, vanity unit with inset wash hand basin and cupboards under. Radiator and uPVC double glazed opaque glass window to the rear elevation.

ON THE SECOND FLOOR

On the second floor a landing gives way to two further double bedrooms, airing cupboard and a shower room servicing the two bedrooms. Radiator.

BEDROOM FIVE

17'9" x 9'9" (5.41m x 2.97m)

(With some restricted head height)

Double glazed skylight window to the rear elevation, radiator and a further uPVC double glazed window to the side elevation.

BEDROOM SIX

17'9" x 11" (5.41m x 3.35m)

(With some restricted head height)

Double glazed skylight window to the rear elevation, radiator and further uPVC double glazed window to the side elevation. Storage Cupboard.

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SHOWER ROOM

The shower room is fitted with a white three piece suite comprising: shower cubicle, low flush WC, vanity unit with inset wash hand basin and cupboards under. Radiator, double glazed skylight window to the rear elevation.

OUTSIDE

The property occupies an end position on the entrance to Saville Drive with railings to the front boundary and a lawned frontage, double width driveway providing off road car standing which in turn leads to the double garaging. There is a side access to the rear garden.

To the rear is a slabbed patio area and a garden laid mainly to lawn, timber screen fencing to the boundaries, the garden continues to the rear of the double garage and there is a personal access door accessing the garage.



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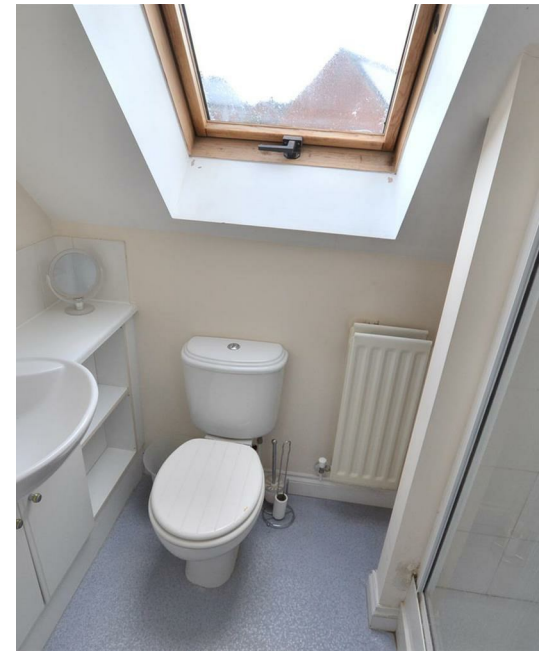
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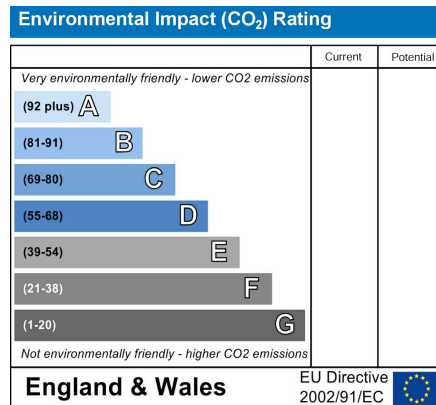
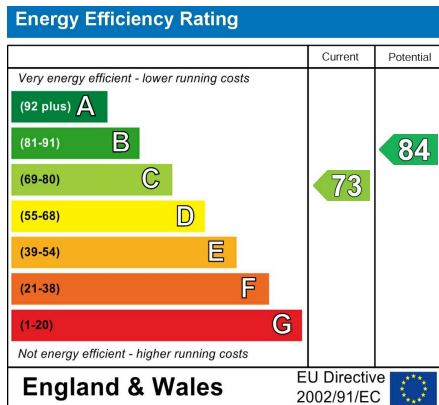
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Fixture & Fittings

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

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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

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