



# Sinclair

9 Burgess Close, Sileby, Leicestershire, LE12 7YS

£349,950

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

## Property at a glance

- Beautifully Maintained Property
- Re-Designed and Landscaped Gardens
- Superb Garden Room/Home Office
- Well Proportioned Double Bedrooms
- Master En-Suite
- Head of Cul-de-Sac Position
- Council Tax Band\*: D
- Price: £349,950

## Overview

A truly stunning detached family home being much improved by the current vendor to include stylish interior decor and fantastic re-designed and landscaped rear garden with a partially converted garage now forming a super garden room/home office space with bi-folds opening to the garden. Internally the property comprises; open plan reception hall, downstairs cloaks/wc, living room, open plan family living dining kitchen. On the first floor landing gives way to three well proportioned double bedrooms (with en-suite to master), family bathroom. An immaculate larger than average three bedroom property and plot.

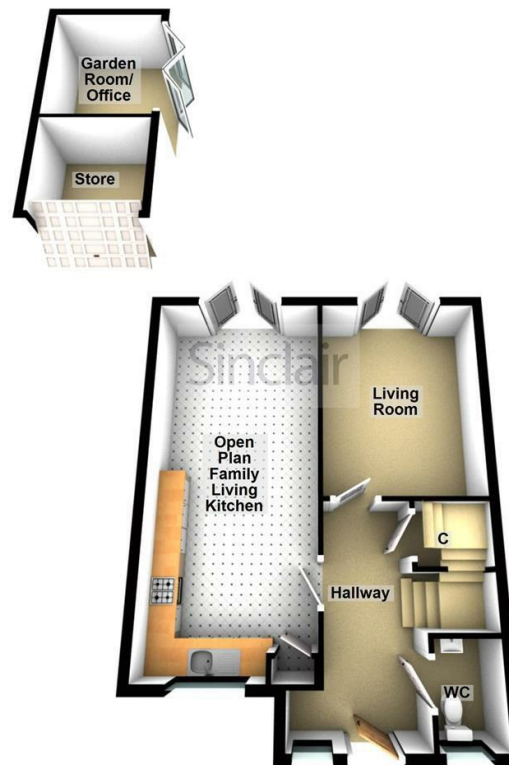
## Location\*\*

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

### DETAILED ACCOMMODATION

Canopy porch with wall light and entrance door through to the reception hall.

### RECEPTION HALL

Pleasant open space and welcome to the property with LTV herring bone wood effect flooring, uPVC double glazed window, stairs accessing the first floor, radiator, doors accessing the downstairs cloakroom/wc, understair storage cupboard, living room, open plan family living dining kitchen.

### DOWNSTAIRS CLOAKROOM/WC

Fitted with a white two-piece suite comprising, low flush wc, pedestal wash hand basin with chrome mixer tap, radiator, uPVC double-glazed opaque glass window, continued herring bone flooring from the hallway.

### LIVING ROOM

13'3 x 10'10 (4.04m x 3.30m)

uPVC double-glazed french patio doors overlooking and accessing the beautifully landscaped garden. Radiator.

### OPEN PLAN FAMILY DINING LIVING KITCHEN

23'7 x 10'7 (7.19m x 3.23m)

This open plan space has kitchen, dining and sitting areas.

The kitchen has a one and a half bowl single drainer sink unit with a stylish chrome mixer tap over and cupboards under. There is a range of fitted units to the wall and base, roll edge work surface and a matching upstand. There is a range of integral appliances including; induction hob with extractor fan over and pan drawers under, fridge freezer, dishwasher, washing machine, eye level microwave and oven. uPVC double glazed window.

To the dining area there is a radiator and to the sitting area there are french uPVC double glazed patio doors overlooking and accessing the beautifully landscaped rear garden. There is a further radiator.

### FIRST FLOOR

Landing gives way to three well-proportioned double bedrooms (with en-suite to master), family bathroom and a good-sized storage cupboard. There is a loft access hatch.

### MASTER BEDROOM

12'3 maximum x 10'3 minimum x 11'1 (3.73m maximum x 3.12m minimum x 3.38m)

uPVC double glazed window to the rear elevation with roofscape views and field views, radiator, Fitted double wardrobe/cupboard, door accessing the en-suite shower room.

### EN-SUITE SHOWER ROOM

Double width shower cubicle, thermostatic shower, drencher shower head and shower screening. There is a low flush wc, wash hand basin, radiator, uPVC double glazed opaque glass window.

### BEDROOM TWO

10'1 x 11'9 (incl built in wardrobe/cupboard) (3.07m x 3.58m (incl built in wardrobe/cupboard))

Two uPVC double-glazed windows with pleasant aspect over the green space, radiator, built in wardrobe/cupboard.

### BEDROOM THREE

10'11 x 9'3 (3.33m x 2.82m)

uPVC double glazed window with pleasant front aspect, radiator.

### FAMILY BATHROOM

Fitted with a modern white three piece suite comprising panel bath with chrome taps and thermostatic shower over. Shower screening, low flush wc, pedestal wash hand basin, uPVC double glazed opaque glass window, radiator.

### OUTSIDE

The property occupies a pleasant position at the head of the close and has gardens that are a particular feature of sale. To the front of the property there is a driveway providing off road parking which in turn leads to a garage.

The Garage has been superbly converted with the front providing storage, electric, light and power. The rear is now a fantastic garden room/home office with electric light and power and bi-fold doors enjoying access to the rear garden. The garage also features a boarded roof space allowing for additional storage. There are two outside sockets (one single, one double) providing power to the garden.

The Rear garden has been thoughtfully re-designed and landscaped and offers a larger than average plot. There is a generously proportioned patio area with steps leading to the lawned garden which continues to a composite decking/seating area located to the rear of the garden.

### SPECIAL NOTE TO PURCHASERS

It should be noted by prospective purchasers that upon completion of the estate there will be an estate management charge for the upkeep of the communal areas etc. To date no charges have been made and the upkeep is being maintained by the developers.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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	

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

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## Referral Fee Disclosure

# Sinclair

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