

Sinclair



36 Southfield Avenue, Sileby

Loughborough

£275,000

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Sileby, Loughborough

Well-maintained 3 bed semi in a popular area with spacious living, modern kitchen, en-suite master, off-road parking, shed, and landscaped gardens.

Move-in ready.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Beautifully Maintained Family Home
- Downstairs WC
- Popular Residential Location
- Pleasant Reception Hall
- En-Suite/ Utility
- Well Proportioned Garden



RECEPTION HALL

The reception hall offers a pleasant welcome to the property with balustrade staircase accessing the first floor, cloaks hanging space, radiator, panel doors with chrome handles accessing the fitted kitchen, open plan living space with lounge and dining areas and downstairs cloakroom / WC. Wood effect laminate flooring. Nest heating control/ thermostat

DOWNSTAIRS CLOAKROOM / WC

The downstairs cloakroom / WC is fitted with a white contemporary two piece suite comprising: low flush WC with push button flush, wash hand basin with chrome mixer taps, tiled splash backs and radiator.

FITTED KITCHEN

12' 8" x 8' 0" (3.86m x 2.44m)

One and a half bowl single drainer stainless steel sink unit with cupboards under, fitted gloss units to the wall and base with stylish chrome style handles, work surface with matching up stand, integral appliances including a stainless steel Zanussi gas hob with matching splash back and extractor fan over, pan drawers under, eye level Zanussi oven and integral fridge and freezer, plumbing for washing machine and integrated dishwasher, radiator, wall mounted and concealed gas fed boiler and uPVC double glazed window to the front elevation.

OPEN PLAN LIVING SPACE

15' 6" x 14' 5" (4.72m x 4.39m)

(Measurements Including built in storage cupboard) uPVC double glazed french patio doors overlooking and accessing the garden and a further uPVC double glazed window to the rear overlooking the garden. Two radiators. Wood effect laminate flooring.



ON THE FIRST FLOOR

On the first floor the open landing gives way to three double bedrooms with an en suite/ utility to the master bedroom with an additional family bathroom. There is a generously proportioned walk in storage cupboard and loft access hatch with pull down ladder leading to a boarded loft. Wood effect laminate flooring.

MASTER BEDROOM

12' 0" x 9' 5" (3.66m x 2.87m)

(Measurements not including room entry and including the wardrobe / cupboards) uPVC double glazed window to the front elevation, radiator, double built in wardrobe / cupboards and door accessing the en suite/ utility. Wood effect laminate flooring.

EN SUITE SHOWER ROOM

The en-suite room has been utilised as a utility with the shower being replaced with a utility unit having plumbing for washing machine and space for tumble dryer, there is a low flush WC with push button flush and pedestal wash hand basin with chrome mixer tap, tiled splash backs and radiator. The drainage and water supply is in situ if the prospective purchasers wanted to revert the room back to a shower room.

BEDROOM TWO

11' 8" x 7' 10" (3.56m x 2.39m)

uPVC double glazed window to the rear elevation overlooking the garden. Radiator. Wood effect laminate flooring.

BEDROOM THREE

8' 3" x 7' 3" (2.51m x 2.21m)

uPVC double glazed window to the rear elevation. Radiator. Wood effect laminate flooring. Fitted wardrobe/ cupboard.

FAMILY BATHROOM

The bathroom is fitted with a white contemporary three piece suite comprising: panel bath with chrome mixer tap and thermostatic shower over, shower screening, low flush WC with push button flush, pedestal wash hand basin with chrome mixer tap and heated chrome towel rail.









GARDEN

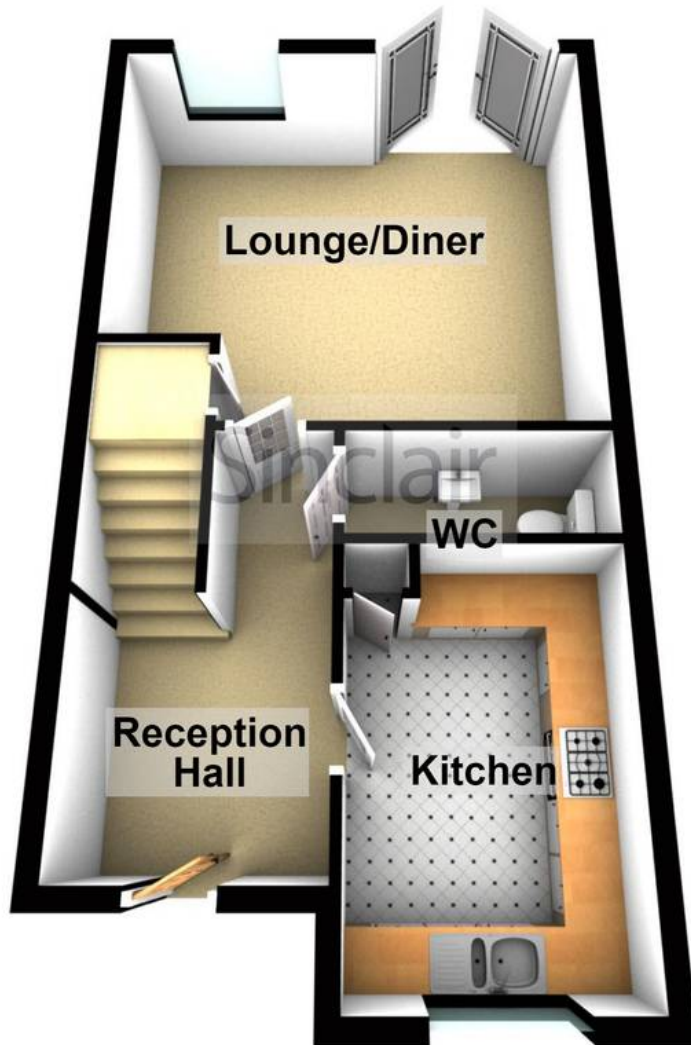
To the front of the property is a small fore garden with outside water tap and a variety of plants and shrubs, to the side of the property a tandem tarmacadam driveway provides off road car standing and has a timber built shed, and gated access leads to the rear garden. The rear garden has a re-slabbed patio seating area to the rear of the living room and a well proportioned garden laid mainly to lawn beyond with timber screen fencing to the boundaries.

DRIVEWAY

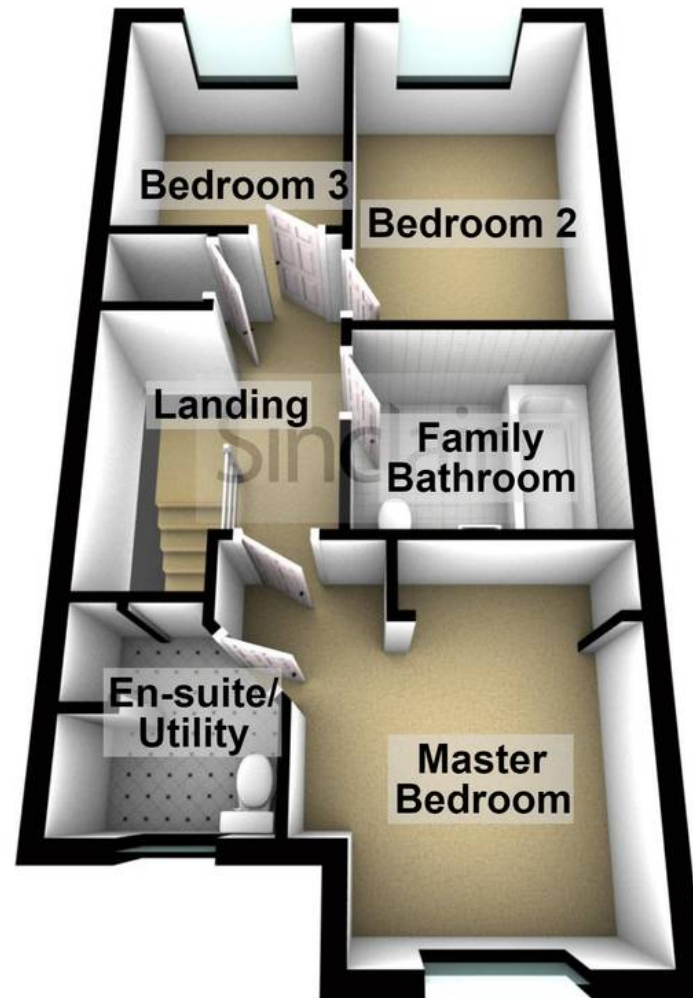
2 Parking Spaces



Ground Floor



First Floor





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