

Sinclair



19 Collingwood Drive, Sileby

Loughborough

£350,000

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Sileby, Loughborough

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Oak Internal Doors
- Landscaped Rear Garden
- Ensuite Shower Room
- Stunning Modernised Bungalow
- Larger than Average Garage
- Electric Underfloor Heating



ENTRANCE PORCH

Dimensions: 1.68m x 1.65m (5'6" x 5'5"). uPVC double glazed construction with uPVC double glazed front door and adjacent windows with wall lighting and quarry tiled flooring leading to the entrance hall.

ENTRANCE HALL

The entrance hall is entered via a uPVC double glazed front door and adjacent window, inset down lighting, built in storage cupboard with mirror over, further store room and loft hatch.

LOUNGE

Dimensions: 3.48m x 5.49m (11'5" x 18'). The lounge enjoys a dual aspect with uPVC double glazed window to the front elevation, further uPVC double glazed framed patio doors to the rear elevations.

KITCHEN / DINER

Dimensions: 6.71m max x 3.71m narrowing to 2.90m (22' max x 12. Enjoying a range of wall and base units, Corian roll edge work surface, Neff induction hob with Corian splash back extractor hood over. One and a half bowl integral Corian inset sink and drainer unit with mixer tap, plinth lighting and further under cabinet lighting. Neff single oven/grill, Neff microwave oven and separate warming drawer, integral dishwasher, washing machine, tumble dryer and fridge freezer. Tiled splash backs, porcelain tiled flooring and an atrium comprising uPVC double glazed Velux skylight. The dining area comprises: uPVC double glazed windows to the sides and rear elevations and two decorative roof lights. A uPVC double glazed door accessing the patio garden.

BEDROOM ONE

Dimensions: 3.40m x 3.05m (11'2" x 10'). uPVC double glazed window to the front elevation, a TV point, a range of bespoke fitted wardrobes with inset down lights and a range of wall lighting.



BEDROOM TWO

Dimensions: 2.46m x 2.67m (8'1" x 8'9"). uPVC double glazed floor to ceiling window to the rear elevation with wall lighting and access to the en-suite shower room.

EN-SUITE SHOWER ROOM

The en-suite shower room comprises: wall hung WC with dual push button flush, vanity wash hand basin with mono block mixer tap, illuminated mirror with shaver point, walk-in shower enclosure with with bi-fold door, thermostatic mixer rainfall shower over and separate shower hand set, tiled walls, ceramic tiled flooring, inset down lights, extractor fan and uPVC double glazed window to the rear elevation.

BEDROOM THREE / STUDY

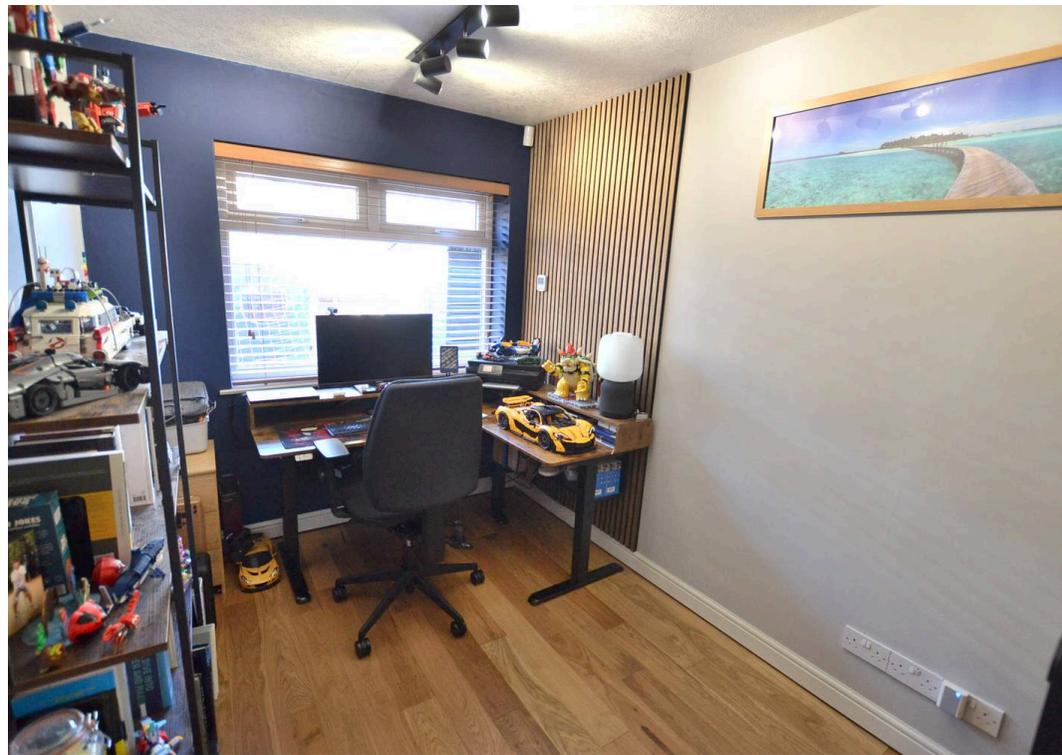
Dimensions: 2.21m x 3.10m (7'3" x 10'2"). uPVC double glazed window to the side elevation.

WET ROOM

Dimensions: 2.26m x 2.18m (7'5" x 7'2"). The wet room comprises: double walk-in rainfall mixer shower with separate shower hand set, wall hung WC with dual push button flush, chrome nine bar designer heated towel rail, counter top wash basin, designer wall mounted mixer tap with illuminated/ demist inset mirror over, a two drawer wall hung unit and matching tall wall cupboard with laundry basket. Shaver point, inset down lights, extractor fan, tiled walls, porcelain tiled flooring, airing cupboard housing the hot water cylinder and opaque uPVC double glazed window to the side elevation.









GARDEN

A landscaped lawned area with inset porcelain paving stones, porcelain patio area, raised seating area with pergola and open views, surrounded by a range of mature shrubs with stone shingling and raised timber sleeper flower beds with timber fencing surround, part brick wall, two external power points, water point and useful area to the side of the property for storage.

GARAGE

Single Garage

Dimensions: 3.45m x 6.86m (11'4" x 22'6"). The garage comprises of an up and over front door with adjacent uPVC double glazed personal door to the side elevation, uPVC double glazed window to the rear elevation, a work bench, light and power with a separate timber framed side door which accesses the garden.

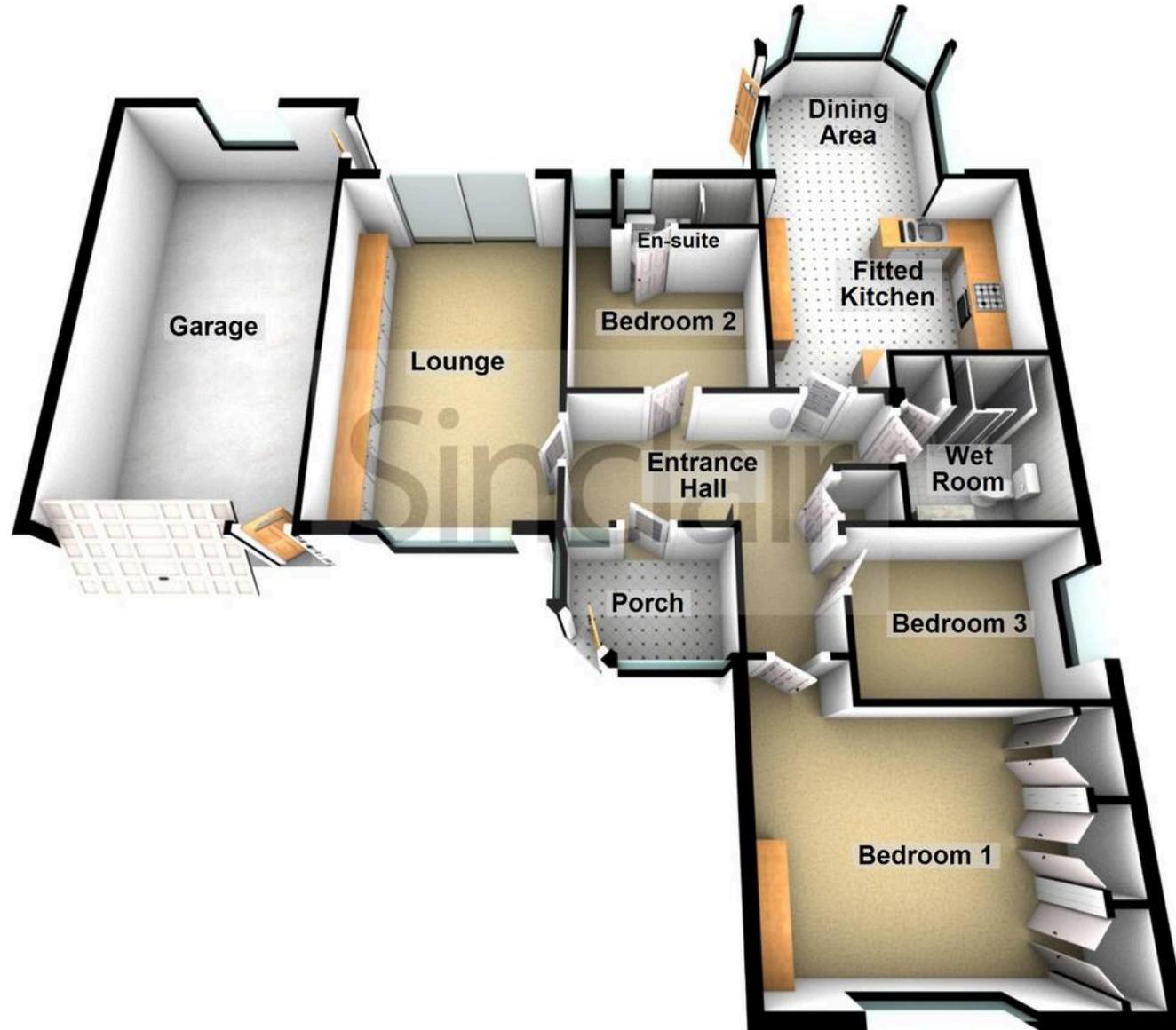
DRIVEWAY

3 Parking Spaces

Double driveway comprises of block paving with decorative lawned area, enjoying low maintenance plants to the borders, wall mounted lantern style lighting and PIR security lighting. Side gated access to the private south facing rear garden. There is an EV charging point



Ground Floor





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