

Sinclair



22 Roy Brown Drive, Sileby

Loughborough

£280,000

22 Roy Brown Drive

Sileby, Loughborough

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Three Well Proportioned Bedrooms
- Downstairs WC
- Driveway With EV Charger
- Super Garden Room
- Tucked Away Position



Reception Hall

UPVC double glazed entrance door through to the reception hall. The reception hall has stairs accessing the first floor and doors accessing an under stair storage cupboard, downstairs cloakroom WC, breakfast kitchen and lounge diner. Radiator.

Downstairs WC

Fitted with a white two-piece suite comprising low flush WC and pedestal wash hand basin. Radiator and UPVC double glazed opaque glass window.

Fitted Kitchen

11' 2" x 8' 10" (3.41m x 2.69m)

The kitchen is fitted with a single drainer stainless steel sink unit with mixer tap over and cupboards under, there are fitted units to the wall and base, a roll edge worksurface and matching up stand. There is a stainless steel gas hob with oven under and extract fan over, plumbing for washing machine and space for a tall standing fridge freezer. There is a radiator and UPVC double glazed window with fitted blinds and a wall mounted Baxi combination gas fed boiler.

Living & Dining Room

15' 11" x 13' 3" (4.86m x 4.03m)

(Maximum measurements) UPVC double glazed window and UPVC double glazed French patio doors overlooking and accessing the garden. Radiator.

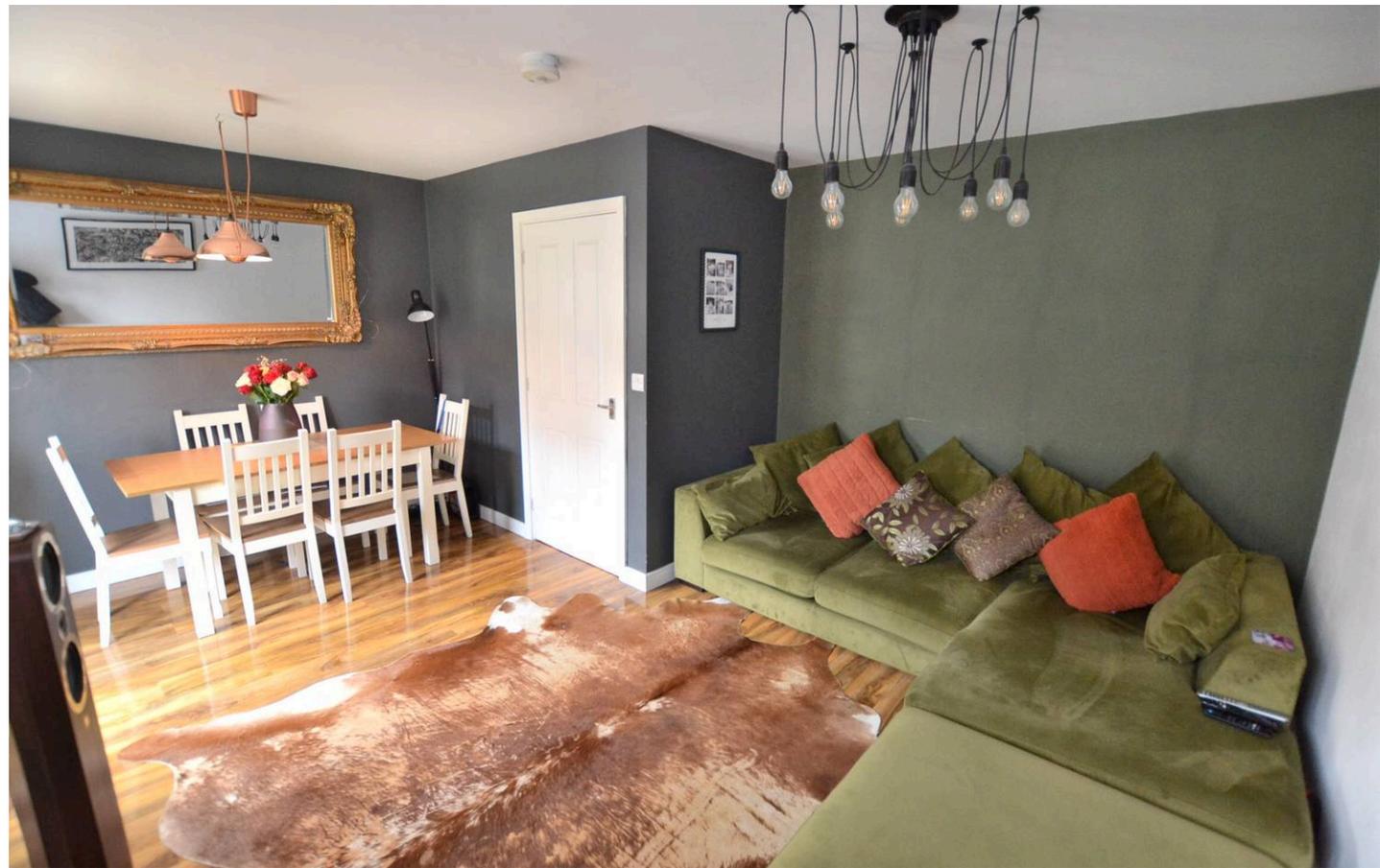
Landing

The landing gives way to three well proportioned bedrooms and family bathroom. There is an airing cupboard and loft access hatch

Bedroom One

12' 11" x 8' 11" (3.94m x 2.71m)

UPVC double glazed window with fitted blinds and radiator



Bedroom Two

12' 2" x 8' 7" (3.70m x 2.61m)

UPVC double glazed window with roofscape views and fitted blinds. Radiator.

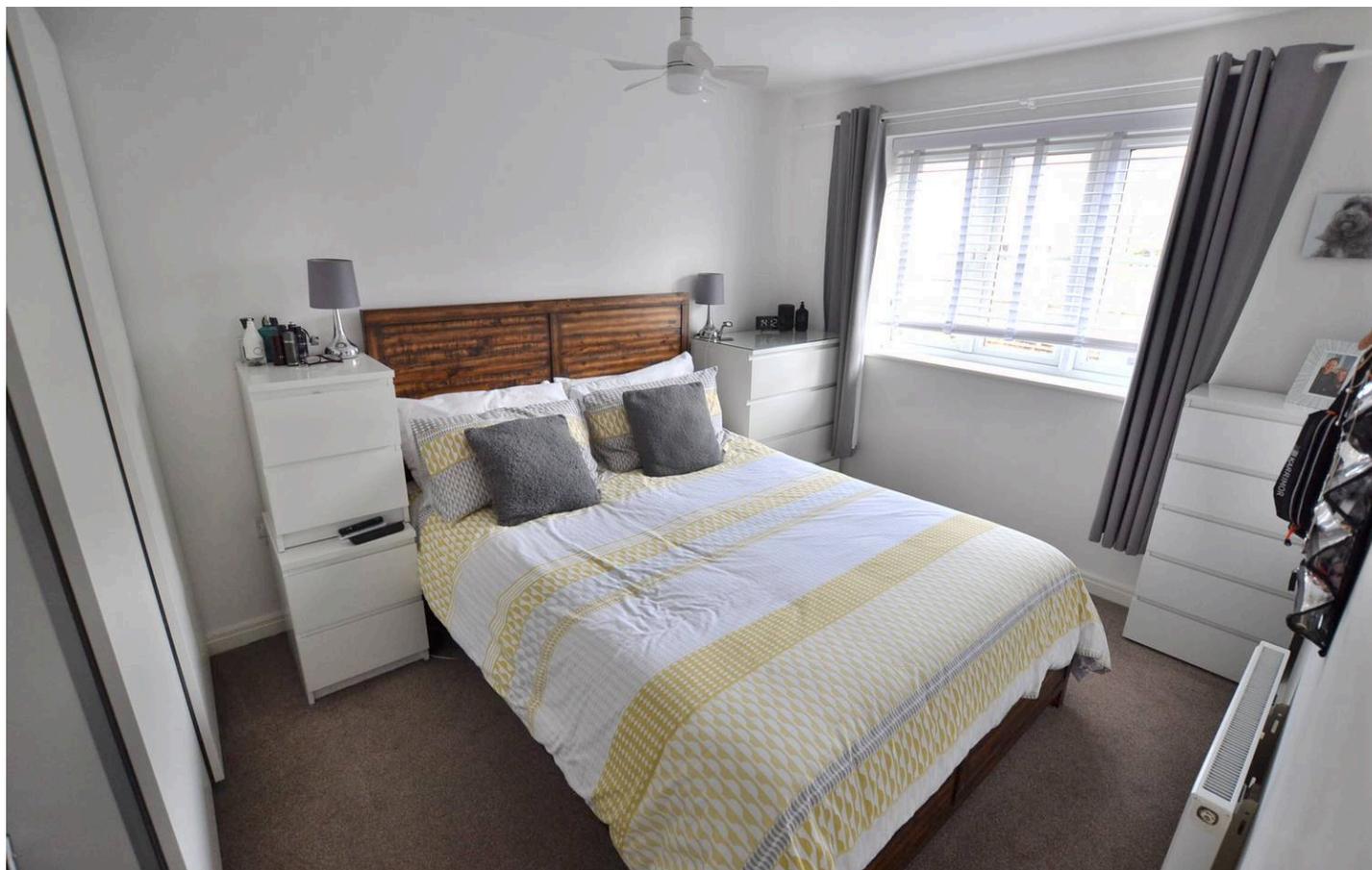
Bedroom Three

9' 6" x 6' 10" (2.89m x 2.08m)

UPVC double glazed window with fitted blinds . Radiator

Bathroom

The bathroom is fitted with a white modern three-piece suite comprising panel bath with thermostatic shower over, low flush WC and pedestal wash hand basin. There is a heated chrome towel and UPVC double glazed opaque glass window with fitted blinds.







GARDEN

The rear garden has a slatted patio area with shaped lawn beyond and a three-tier decking area providing an ideal seating and entertaining space. To the decking area, there is an outside garden room. The garden room measures 3.83 m x 2.80 m. The garden room is a particular feature of sale with an air-conditioning/heating system, wall-mounted TV aerial and power to accommodate a wall-mounted TV. There are UPVC double-glazed windows and doors overlooking the garden, inset spotlights and electric power. This room could serve a number of uses, including an outside office space, a gym or as a sitting room, a guest stay space.

FRONT GARDEN

There is a driveway with parking for 2-3 cars. Outside EV charger and water tap.

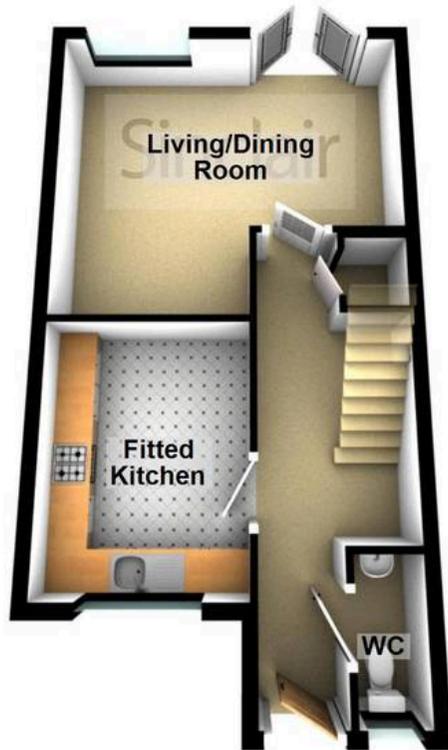
DRIVEWAY

EV CHARGING

OFF STREET



Ground Floor



First Floor





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