

Sinclair



2 Saville Drive, Sileby

Loughborough

£450,000

2 Saville Drive

Sileby, Loughborough

A SUBSTANTIAL SIX BEDROOM, THREE BATHROOM DETACHED FAMILY HOME OCCUPYING AN END POSITION... on this ever popular estate with ease of access to the...

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Substantial Property
- Six Bedrooms
- Three Bathrooms
- Downstairs WC & Utility Room
- Separate Study/ Home Office
- Double Garaging



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 dining kitchen (with separate 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

Dimensions: 2.08m x 1.73m (6'10" x 5'8"). uPVC double glazed window to the front elevation radiator.

LIVING ROOM

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

OPEN FAMILY DINING KITCHEN

Dimensions: 8.38m x 2.69m (27'5" x 8'10"). This room offers space for an additional sitting area, dining area as well as the fitted kitchen. the kitchen has a 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 dining area, door accessing the utility room and open access to a sitting area with double uPVC door accessing the garden.



UTILITY ROOM

Dimensions: 1.73m x 2.13m (5'8" x 7'). 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

Dimensions: 3.66m x 3.30m min x 3.40m max (12' x 10'10" min x . (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

Dimensions: 3.91m x 3.00m (12'10" x 9'10"). uPVC double glazed window to the front elevation. Radiator.

BEDROOM THREE

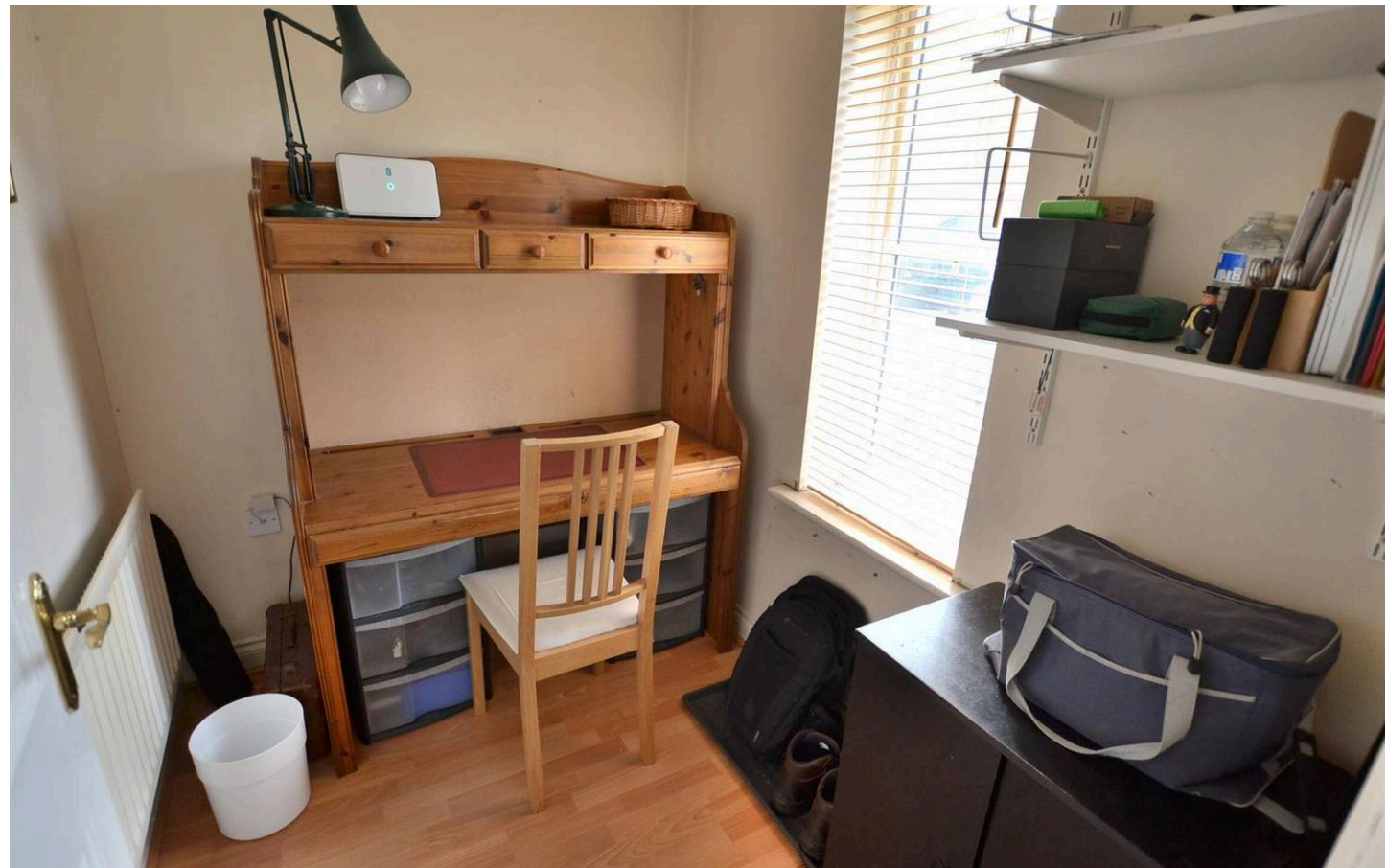
Dimensions: 2.77m x 2.72m (9'1" x 8'11"). (To the front of wardrobe / cupboards) uPVC double glazed window to the rear elevation overlooking the garden and a range of fitted wardrobe / cupboards.

BEDROOM FOUR

Dimensions: 3.07m x 2.62m (10'1" x 8'7") uPVC double glazed window to the rear. Radiator

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.











GARDEN

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 generously proportioned 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.

DRIVEWAY

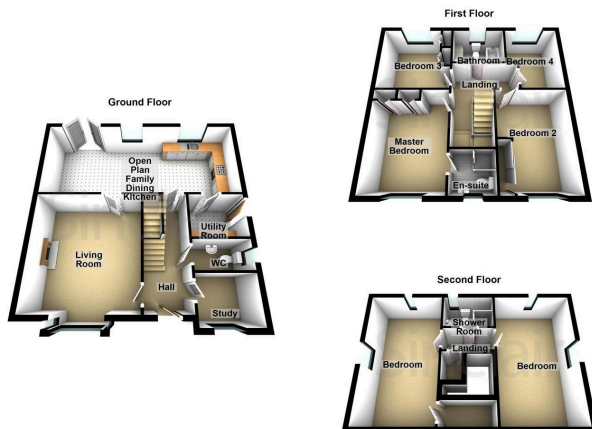
4 Parking Spaces

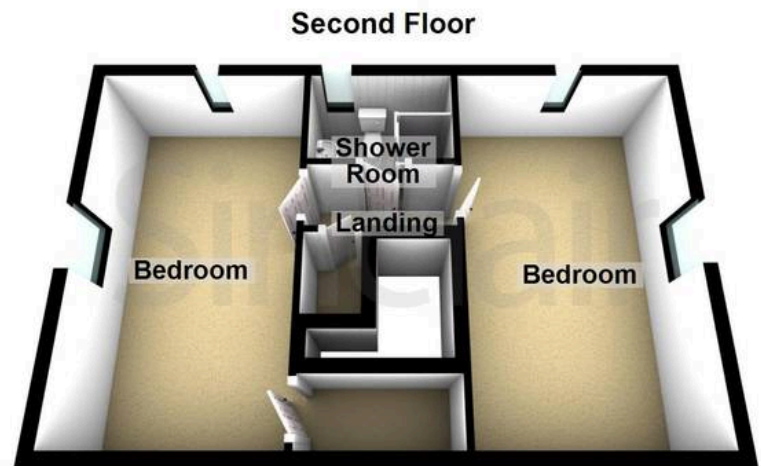
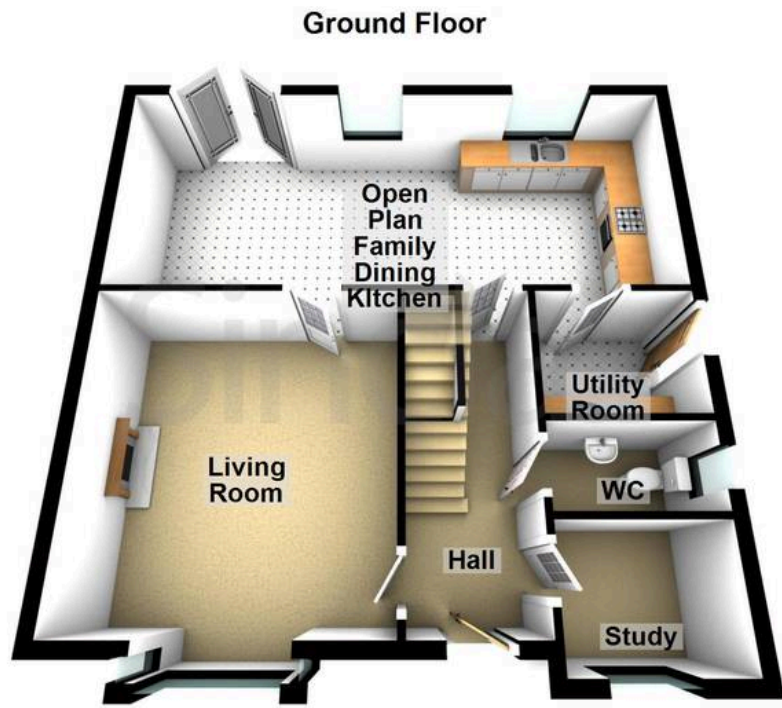
Double width driveway leading to the garage

DOUBLE GARAGE

2 Parking Spaces

The garage has two up and over doors, electric light and power and a personal access door to the garden.







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