

Holders

A Modern Estate Agent



59 Excelsior Way, Sileby, LE12 7XE

£355,000

Holders Estate Agents are delighted to bring to market with no upwards chain, this charming three bedroom detached home. The property is in a lovely tucked away position with an open outlook to the front over the park. Constructed in 2023 by the renowned developers Davidsons, it still offers the remaining NHBC warranty. This home features an excellent layout and high quality finishes throughout, providing comfortable and stylish living spaces that are perfect for families. In brief the accommodation comprises an entrance hall with w.c located off, large lounge with bay window, spacious kitchen diner opening directly to the garden and utility room. Upstairs are three generous bedrooms and family bathroom, with the main bedroom having an en suite and fitted wardrobes. Outside you will find a good sized private garden, off road parking for two cars and single detached garage.

Summary

Upon entry to the property you arrive in the entrance hall, centrally located with the downstairs w.c, lounge and kitchen diner off.

The downstairs w.c is fitted with a two piece suite and comprises a modern low flush w.c, pedestal wash hand basin and neutral colours throughout.

The lounge is a great space and a highlight of the home, benefitting from dual aspect windows one of them being a bay it makes this the perfect space for relaxation and family gatherings.

Crossing back over the hallway you arrive in the very spacious kitchen diner. Fitted with a modern range of light grey modern wall and base units with countertops above. It also benefits from integrated double eye level ovens, gas hob with extractor over, inset sink drainer, dishwasher and fridge freezer. There is a window above the sink providing a nice outlook over the rear garden as well as a window to the front elevation. Within this room there is also adequate space for a dining set and there are patio doors taking you straight out onto the patio and garden beyond. There is also a utility room located just off the kitchen, fitted with a range of wall and base units with countertops above, understairs storage, wall mounted boiler and door to the side elevation taking you out to the driveway and garage.

Ascending upstairs you arrive on the landing, this features a window and useful storage cupboard as well as providing access to all three bedrooms and family bathroom.

The main bedroom is a great size and has a window to the side elevation overlooking the garden. In this room there are also fitted wardrobes and a door to the en suite shower room.

The en suite shower room is fitted with a modern three piece suite comprising low flush w.c, full width walk in shower, pedestal wash hand basin and frosted window to the front elevation.

Bedroom two and three are both good sized and double rooms with one situated at the front of the property and the other at the rear.

Outside you will find the property in a quiet tucked away position on the estate overlooking the park. There is off road parking for two cars and additional space for visitors if required. The driveway provides access to the detached single garage

which also has lighting and power. There is a side gate that takes you to the South West facing rear garden. The garden has been landscaped and features a large lawned area with established borders and large patio area perfect for outdoor entertaining. It is very private and enclosed by wall and fencing making it secure.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra Information

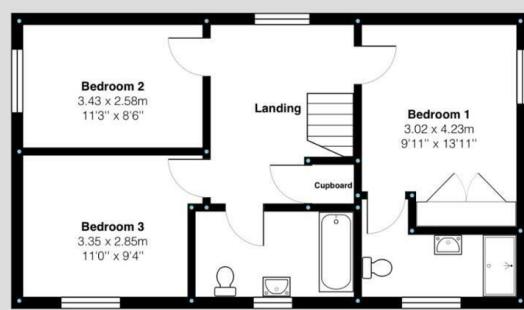
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



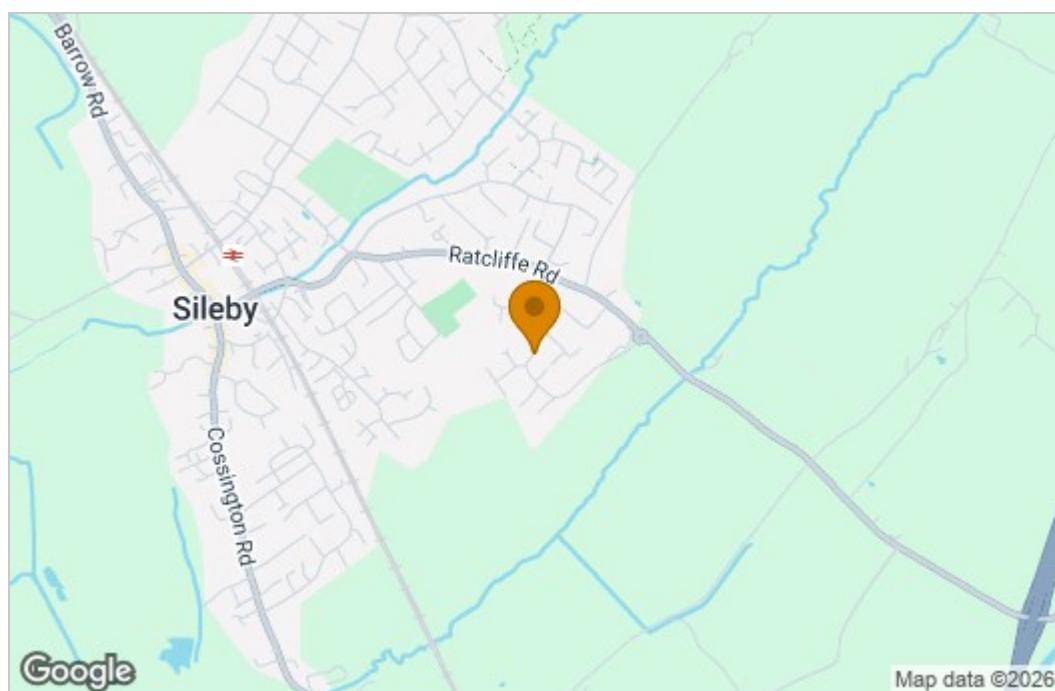
Excelsior Way, Sileby
Internal Square Footage: 1041 sq ft

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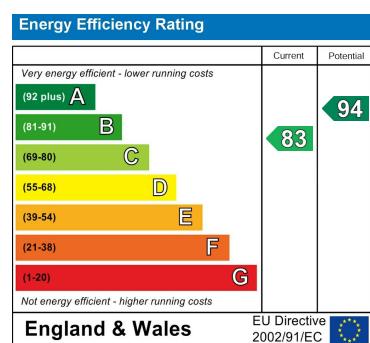
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.