

# Sinclair



**16 Peashill Close, Sileby**

Loughborough

**£239,950**

# 16 Peashill Close

Sileby, Loughborough

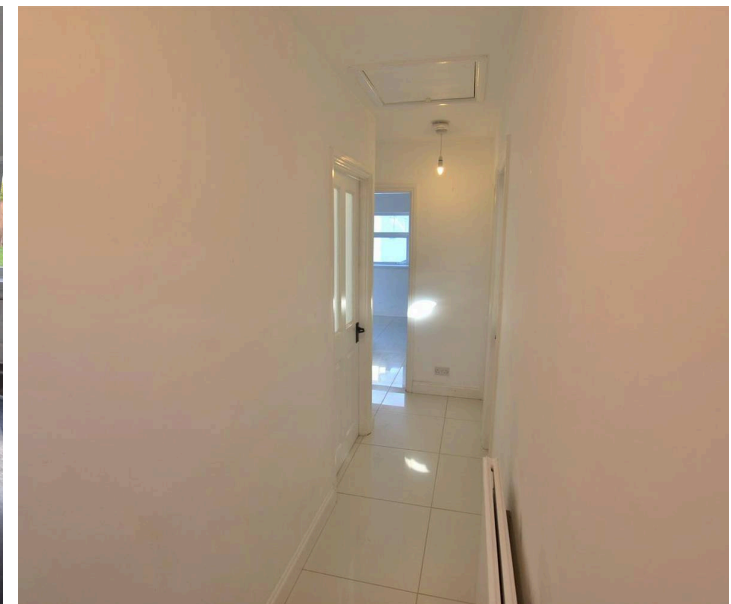
Modern bungalow in cul-de-sac with two bedrooms, extended living room, modern bathroom, breakfast kitchen, converted garage with kitchenette, driveway, and spacious rear garden.  
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- uPVC Double Glazing
- Extended Living Room
- Modern Bathroom Suite
- NO UPWARD CHAIN
- Converted Garage with Kitchenette
- Modernised Bungalow



## DETAILED ACCOMODATION

The entrance features a uPVC double-glazed door that leads into the hall.

## HALL

Tiled flooring extends into the breakfast kitchen, with doors leading to the extended living room, two bedrooms, and the bathroom. Additionally, there is a loft access hatch, a meter cupboard, and a radiator.

## LIVING ROOM

20' 6" x 10' 11" (6.25m x 3.33m)

There is a fireplace and a radiator. The living room has been extended into a pleasant area overlooking the garden, which could be utilized as an additional sitting space or dining area.

## BREAKFAST KITCHEN

10' 11" x 8' 4" (3.33m x 2.54m)

The kitchen features a single stainless steel sink unit with a mixer tap and cupboard underneath. It includes fitted wall and base units, a roll-edge work surface, and a tiled surround. There is an electric cooker point, a radiator, and uPVC double glazed windows and door that overlook and provide access to the garden. Additionally, there is further storage space available with an extra cupboard.

## BEDROOM ONE

12' 0" x 10' 11" (3.66m x 3.33m)

uPVC double glazed window with fitted blinds, radiator.



## **BEDROOM TWO**

12' 0" x 7' 8" (3.66m x 2.34m)

uPVC double glazed window with fitted blinds, radiator.

## **BATHROOM**

The bathroom features a modern three-piece suite, including a P-shaped shower panel bath with a shower overhead and shower screening. It also includes a low flush WC, a pedestal wash hand basin, a heated chrome towel rail, and tiled flooring with splashbacks. Additionally, there is a uPVC double-glazed opaque glass window.

## **CONVERTED GARAGE**

18' 5" x 8' 6" (5.62m x 2.60m)

The garage has been converted into a useful space featuring a fitted kitchenette area. It has uPVC double-glazed windows to two elevations, electric light and power supplied by its own consumer unit, and plumbing for a washing machine. This versatile area could be used for various purposes, including a separate home office, beauty room, a dog grooming space or a small business space (subject to obtaining necessary permissions), or a teenager's room.





## **GARDEN**

The rear garden has a timber decking area to the rear of the property and a garden beyond laid mainly to lawn, timber screened fencing.

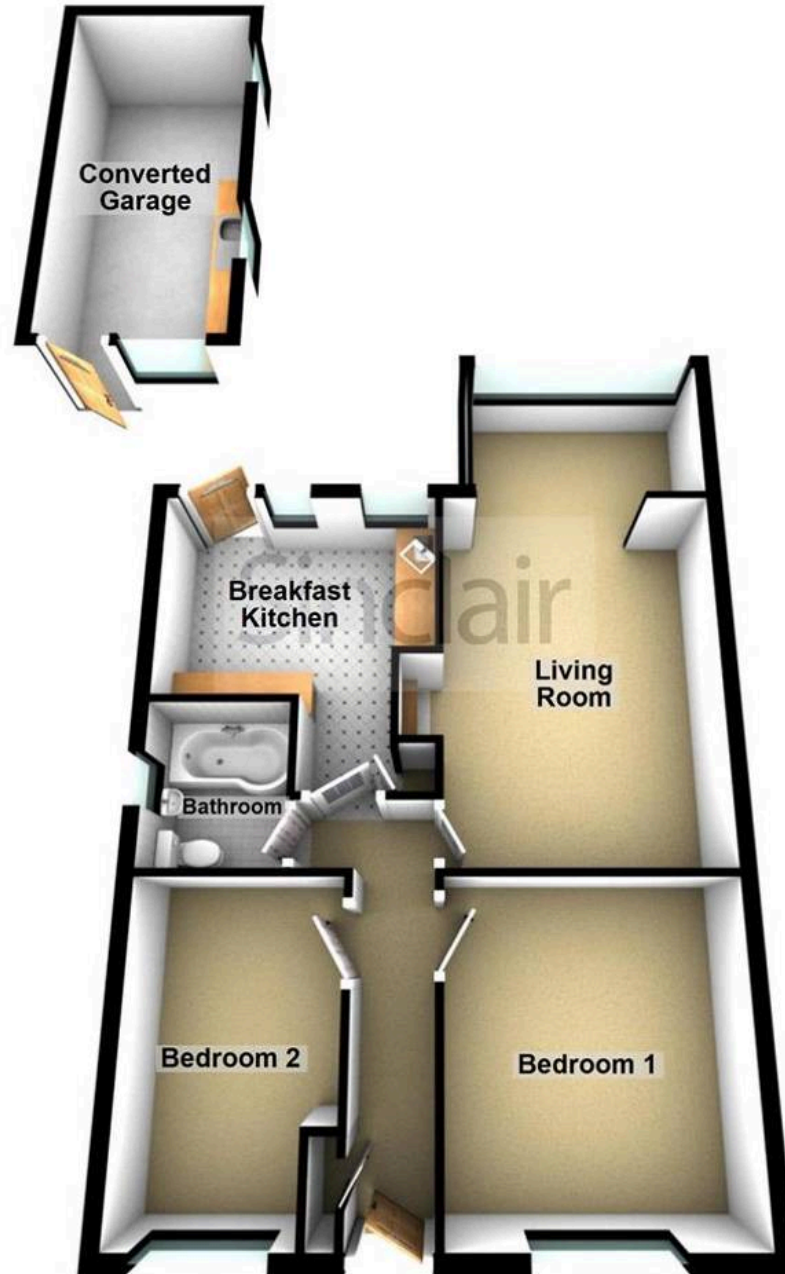
## **DRIVEWAY**

2 Parking Spaces

To the front off the property there is a driveway providing ample off road parking and a lawned area. There is gated access to the side, garden and converted garage.



Ground Floor





## Sinclair Estate Agents

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