

Sinclair



7 Cauby Close, Sileby

Loughborough

£240,000

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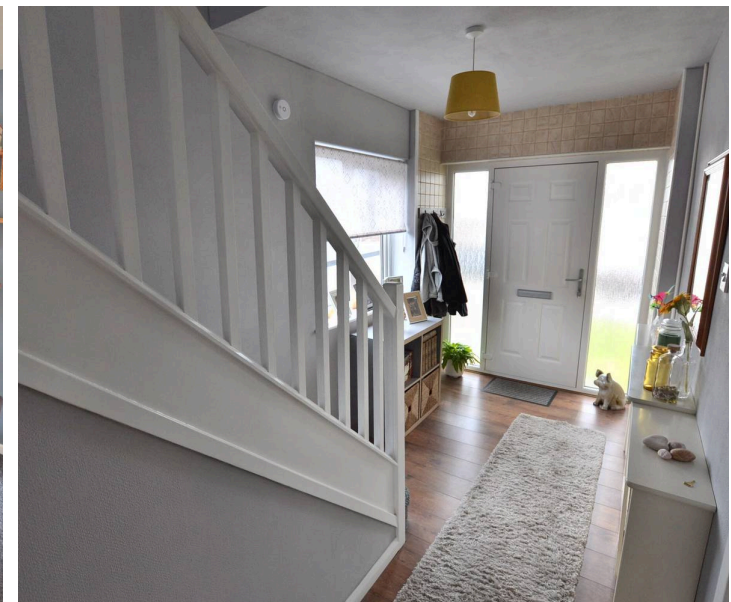
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Cul De Sac Setting
- Beautifully Maintained Property
- Generously Proportioned Main Bedroom
- Elevated Position With Views
- Worcester Combination Boiler
- Driveway and Paving



Reception Hall

UPVC double glazed entrance door with adjacent windows to the reception hall. The reception hall has stairs accessing the first floor, UPVC double glazed window, radiator and doors accessing the living room (with dining room off), the fitted kitchen and an under stair storage cupboard.

Fitted Kitchen

9' 2" x 9' 11" (2.80m x 3.02m)

The kitchen is fitted with a 1 1/2 bowl sink unit with mixer tap over and cupboards under, fitted units to the wall and base, roll edge worksurface with tile surround. There is a gas and electric cooker point with extractor fan over, plumbing for washing machine and space for a tall standing fridge freezer. There is a serving hatch through to the dining room, radiator and UPVC double glazed window windows to two elevations in addition to a door accessing the rear garden.

Living Room

15' 5" x 12' 5" (4.70m x 3.78m)

The living room has a UPVC double glazed window, radiator and a central feature fireplace with marble hearth, matching back, decorative sides and overmantel and an inset live flame gas fed fire, open access to the separate dining area.

Dining Room

9' 2" x 9' 2" (2.79m x 2.79m)

The dining area has UPVC double glazed sliding patio doors overlooking and accessing the garden, radiator and serving hatch through to the fitted kitchen



Landing

The landing gives way to three bedrooms and a family bathroom with white three-piece suite. There is a loft access with pull down ladder leading to a partially boarded loft

Bedroom One

15' 4" x 12' 6" (4.68m x 3.80m)

The main bedroom is generously proportioned and a particular feature of sale with a UPVC double glazed window offering roof scape views across the village due to its elevated position. There are two radiators.

Bedroom Two

10' 4" x 9' 2" (3.14m x 2.79m)

UPVC double glazed window overlooking the garden, radiator and a built-in cupboard housing the combination Worcester gas fed boiler

Bedroom Three

7' 7" x 6' 6" (2.30m x 1.98m)

UPVC double glazed window with roof scape views across the village. Radiator.

Bathroom

The bathroom has been re-fitted with a modern white three-piece suite comprising panel bath with combination tap and shower over including contemporary shower screening, low flush WC and vanity unit surmounted by a wash hand basin with drawer storage under. There is a radiator, UPVC double glazed window and useful built-in storage cupboard.





FRONT GARDEN

To the front of the property, there is a shaped lawn area and a block paved driveway providing off-road parking for three to four cars.

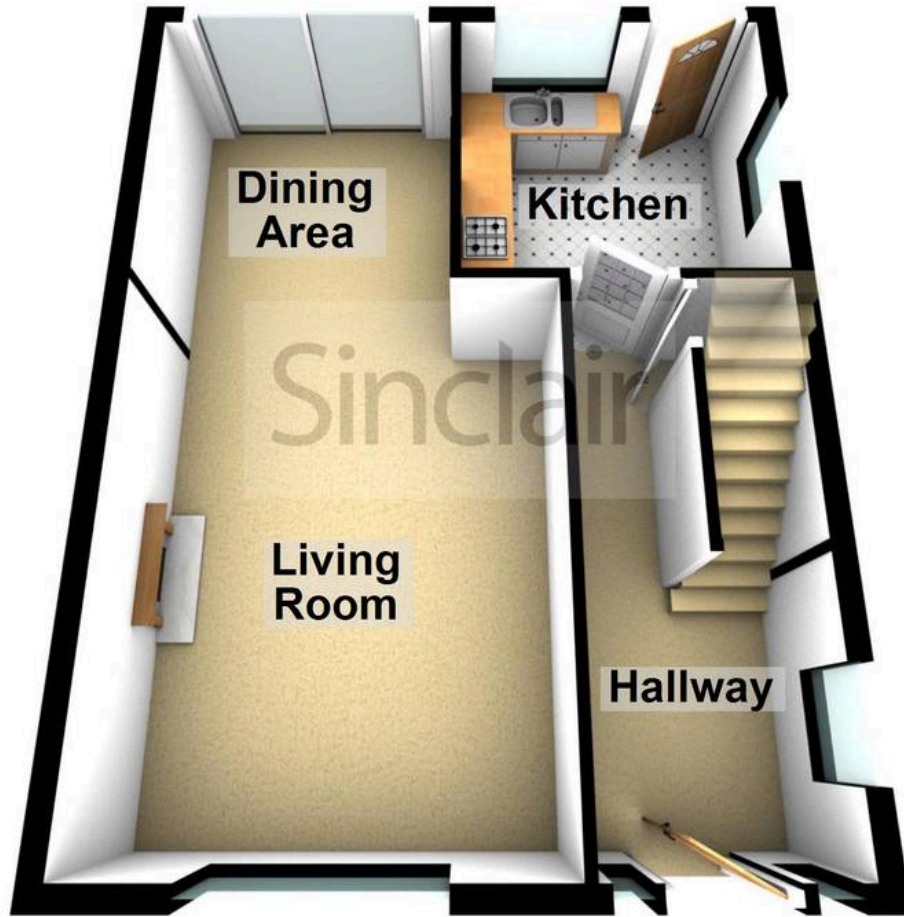
REAR GARDEN

To the rear of the property is a shaped lawned garden and a slabbed patio area. There is continued driveway space beyond the gate and fenced area from the front providing further off-road parking (if required) There is a timber built shed and timber screen fencing to the boundaries.

OFF STREET



Ground Floor



First Floor





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