

# Sinclair



5 Gray Lane, Sileby

Loughborough

£267,500

# 5 Gray Lane

Sileby, Loughborough

THIS THREE BEDROOM SEMI-DETACHED FAMILY HOME ON A GENEROUS CORNER PLOT LOCATED IN A QUIET CUL-DE-SAC WITHIN THE POPULAR COMMUTER VILLAGE OF SILEBY...

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Modern Fitted Shower Room
- Conservatory/ Garden Room
- Corner Plot & Ample Parking
- Private Garden To Rear
- Modern Fitted Open Plan Dining Kitchen
- Popular Residential Area



### ENTRANCE HALL

Entered through uPVC front door with inset opaque double glazing, stairs accessing to the first floor, Hive thermostat control system and access to the guest cloakroom.

### DOWNSTAIRS CLOAKROOM / WC

The downstairs cloakroom / WC has been refitted with a contemporary white three piece suite comprising; low flush WC with concealed cistern and push button flush, built in vanity unit surmounted by a wash hand basin with drawer storage under and chrome mixer tap over, heated chrome towel rail and uPVC double glazed opaque glass window to the front elevation. .

### LOUNGE

12' 5" x 13' 0" (3.78m x 3.96m)

uPVC double glazed window to the front elevation, radiator, access to under stairs storage. access to the open plan dining kitchen./

### OPEN PLAN FAMILY DINING KITCHEN

15' 8" x 10' 9" (4.78m x 3.28m)

This open plan dining kitchen with a refitted kitchen includes a single drainer sink unit with feature mixer tap with rinser attachment, cupboards under, fitted shaker style units to the wall and base, roll edge work surface and complimentary tiled surround, four ring gas hob with matching splash back and extractor fan over and oven under, plumbing for washing machine and space for a tall standing fridge freezer. The work top continues to a breakfast bar area, uPVC double glazed window to the rear elevation overlooking the garden and door to the side elevation. The dining area has a contemporary style wall mounted radiator and uPVC double glazed double doors accessing the conservatory.



## **CONSERVATORY/ GARDEN ROOM**

11' 7" x 8' 11" (3.53m x 2.72m)

The conservatory is of uPVC double glazed construction, uPVC double glazed french doors accessing the rear patio area and tile effect laminate flooring. The roof has been insulated and plaster boarded with inset lights to allow for mor all year round use.

## **ON THE FIRST FLOOR**

On the first floor the landing gives way to three bedrooms and a bathroom. Loft access, radiator, airing cupboard housing the hot water cylinder and shelving.

## **BEDROOM ONE**

12' 6" x 9' 7" (3.81m x 2.92m)

Dimensions: 3.81m x 2.92m (12'6" x 9'7"). uPVC double glazed window to the front elevation. Radiator.

## **BEDROOM TWO**

8' 10" x 7' 7" (2.69m x 2.31m)

uPVC double glazed window to the rear elevation. Radiator.

## **BEDROOM THREE**

7' 5" x 6' 7" (2.26m x 2.01m)

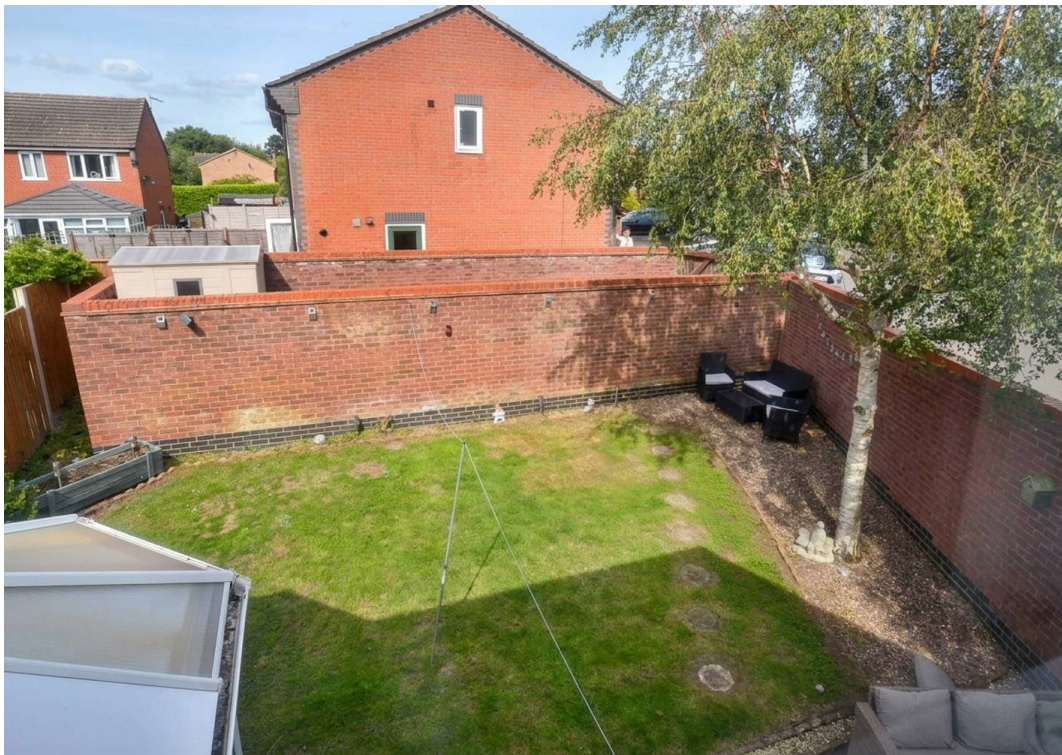
uPVC double glazed window to the rear elevation. Radiator.

## **FITTED SHOWER ROOM**

The refitted shower room has been improved with a contemporary white three piece suite comprising: double width shower cubicle with shower glass screening, stylish chrome fittings including thermostatic shower with rail and riser and a further drencher head. Low flush WC with push button flush, vanity unit surmounted by a wash hand basin with chrome mixer tap over and drawer storage under, heated chrome towel rail, tile effect aqua boarding to the walls and uPVC double glazed opaque glass window to the rear elevation.









## FRONT GARDEN

Situated on a corner plot comprising; pebbled frontage and hard standing with a mature tree, paved walkway to the front door with wall mounted lantern style lighting and half height timber fenced surround.

## REAR GARDEN

Enter through side gated access with timber fence and part brick wall surround, paved patio area laid to lawn with a range of shrubs, water point and pebbled side seating area.

## DRIVEWAY

3 Parking Spaces

Tarmacadam driveway offering off road parking for multiple vehicles, brick wall surround and timber double gates.

## OFF STREET



**Ground Floor**



**First Floor**





## Sinclair Estate Agents

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