

Sinclair



4 Burgess Close, Sileby
Loughborough

£319,950

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Sileby, Loughborough

AN IMMACULATE DETACHED FAMILY HOME LOCATED ON THE EDGE OF THE ESTATE AND ENJOYS A NUMBER OF UPGRADES including: additional tiling, herringbon...

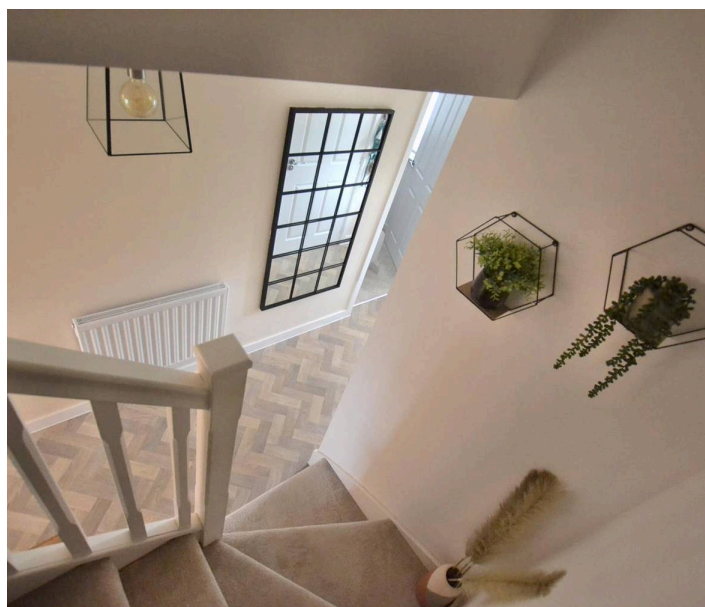
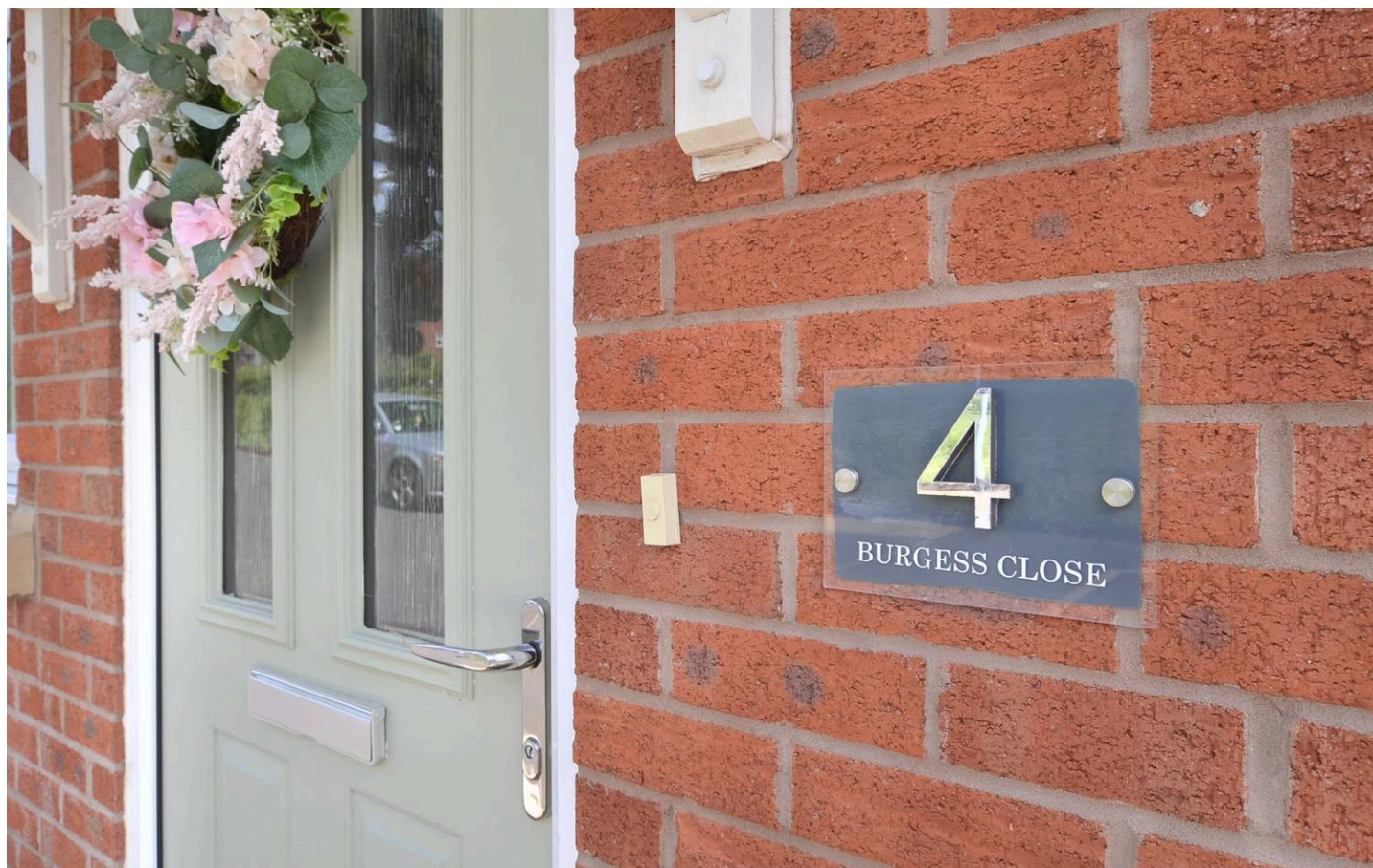
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Flooring & Tiling Upgrades
- Downstairs Cloaks / WC
- Beautifully Maintained Property
- Master En-Suite
- Combination Gas Boiler
- Driveway & Detached Garage



RECEPTION HALL

The reception hall has a balustrade staircase accessing the first floor, radiator and doors with chrome furniture accessing the downstairs cloakroom / WC, living room and open plan family dining kitchen. Upgraded herringbone style flooring.

DOWNSTAIRS CLOAKROOM / WC

The downstairs cloakroom / WC is fitted with a contemporary white two piece suite comprising: low flush WC, pedestal wash hand basin with chrome mixer tap and tiled splash backs, radiator, wood panelling, upgraded herringbone style flooring and uPVC double glazed opaque glass window to the front elevation with fitted blinds.

LIVING ROOM

Dimensions: 4.75m x 3.10m (15'7" x 10'2"). Feature panelling to the wall, two radiators, uPVC double glazed window to the front elevation with pleasant outlook and fitted blinds.

OPEN PLAN FAMILY DINING KITCHEN

Dimensions: 5.23m x 3.45m (17'2" x 11'4"). (Including the under stair storage cupboard) A pleasant open plan space with the fitted kitchen having a single drainer one and a half bowl sink unit with stylish chrome mixer tap over and cupboards under, range of shaker style units to the wall and base with a work surface and matching upstand. A range of integrated appliances including: a stainless steel Zanussi gas hob with matching oven under and extractor fan over, stainless steel splash back, integrated fridge and freezer and plumbing for washing machine. Upgraded herringbone style flooring, uPVC double glazed window to the rear elevation overlooking the garden. To the dining area there is a radiator and uPVC double glazed patio doors overlooking and accessing the garden with fitted roller blinds.

ON THE FIRST FLOOR

On the first floor an L shaped landing has panel doors with chrome furniture accessing three bedrooms (with en-suite to the master) and a family bathroom. There is an airing cupboard housing the combination Baxi gas fed boiler and a loft access hatch.



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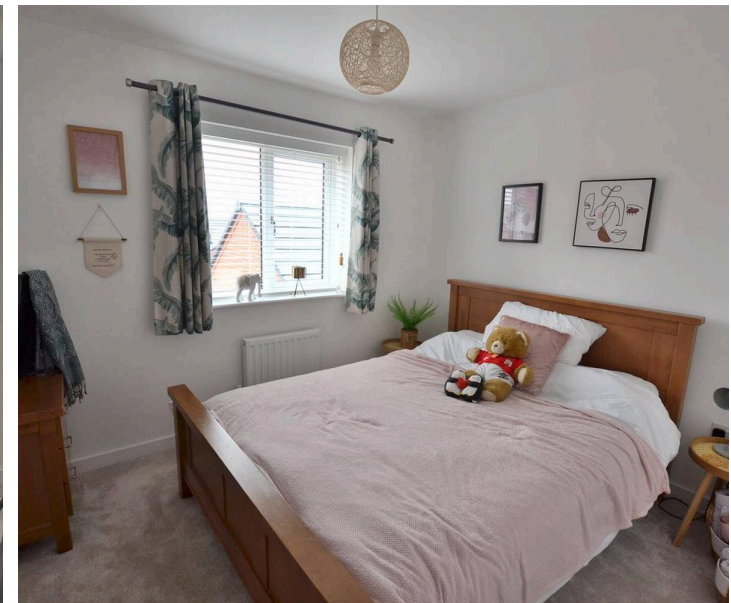
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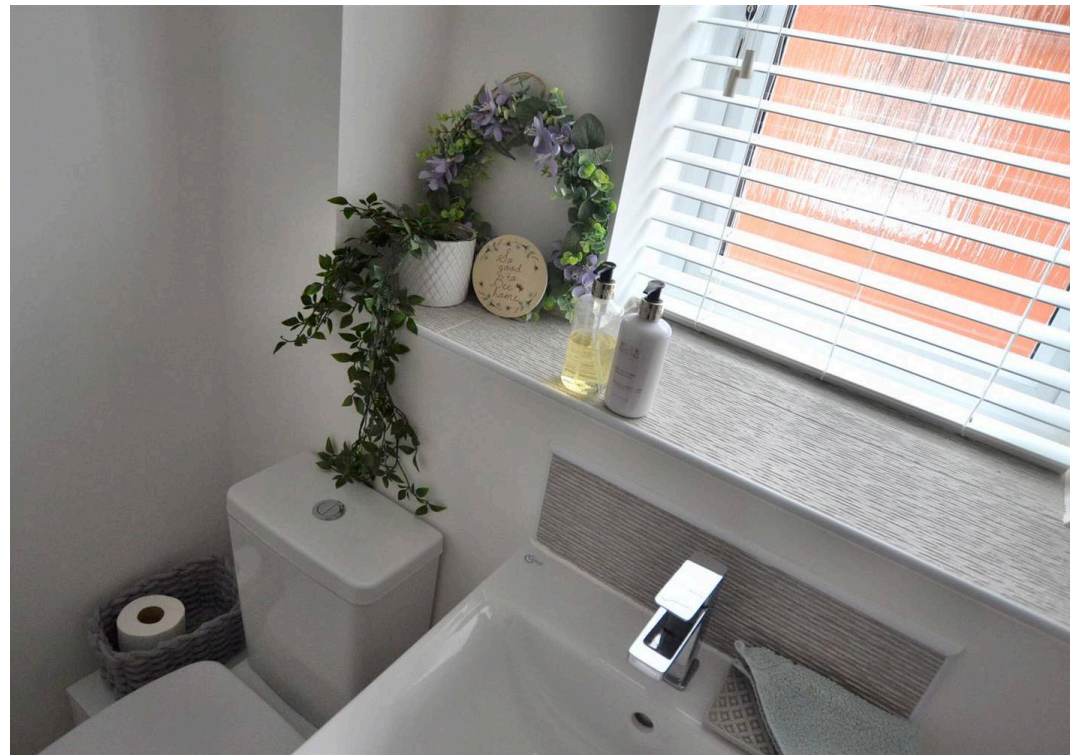
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GARDEN

To the front of the property there is a low maintenance gravelled frontage, driveway to the side providing off road car standing which in turn leads to the garaging. To the rear of the property is an enclosed garden with slabbed patio area and lawned garden beyond, further slabbed patio area to the rear of the garage and timber screen fencing.

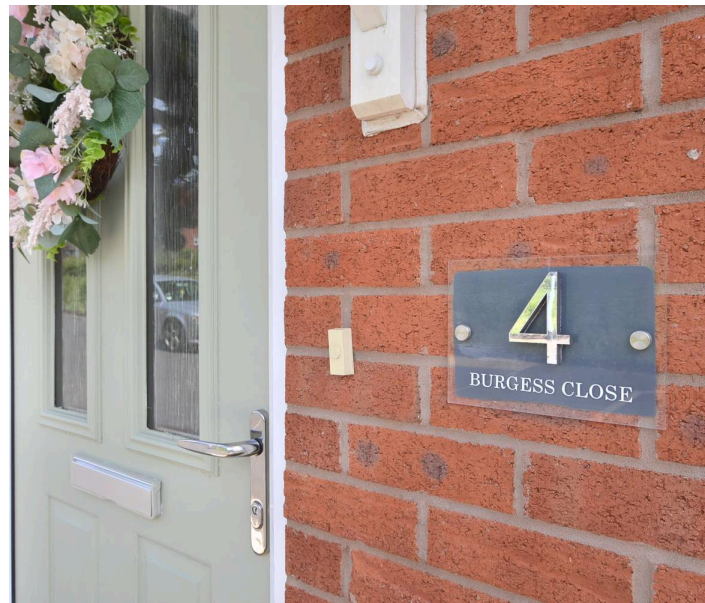
DRIVEWAY

2 Parking Spaces

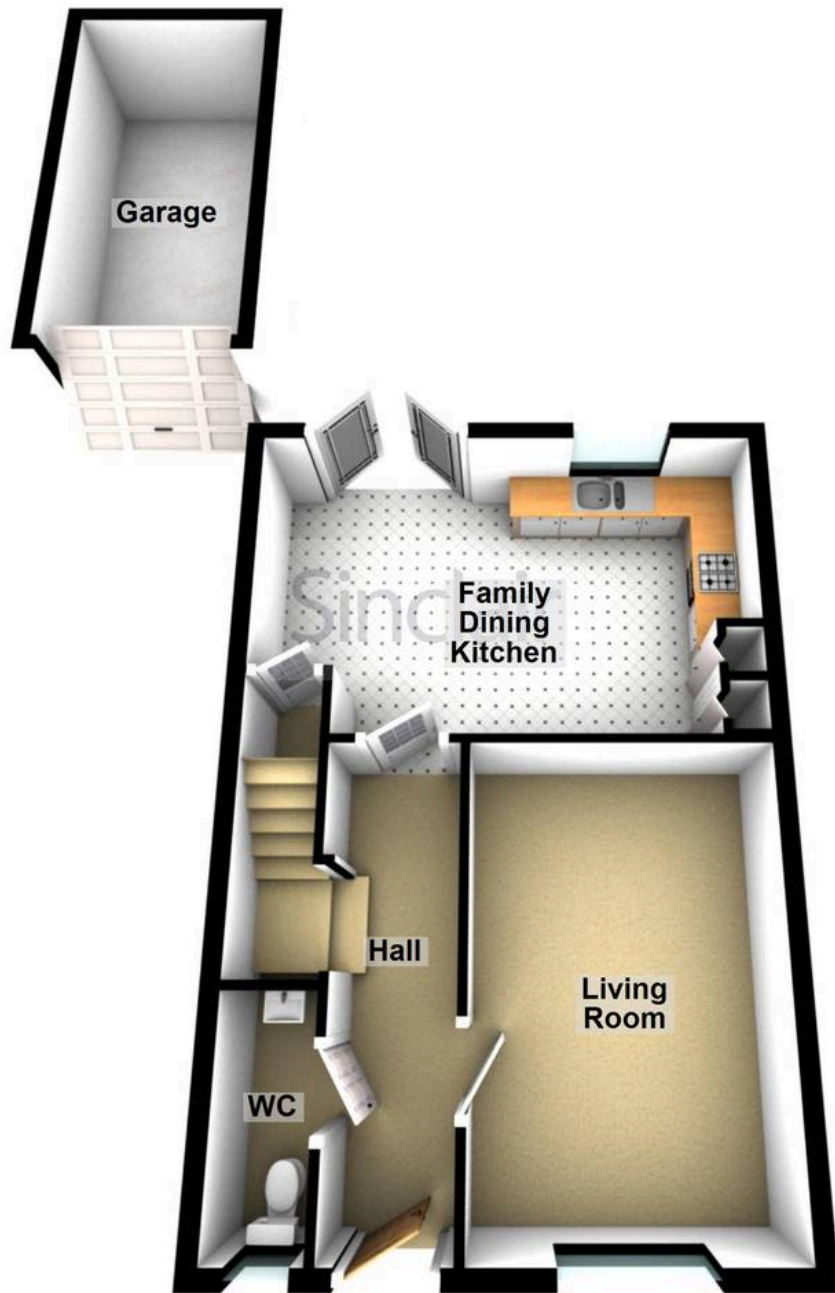
GARAGE

Single Garage

OFF STREET



Ground Floor



First Floor





Sinclair Estate Agents

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