



Kendal Road, Sileby



£260,000

- THREE BEDROOM DETACHED
- TWO STOREY REAR ADDITION
- GOOD SIZED PROPERTY
- DOUBLE GARAGE
- WORCESTER COMBI BOILER
- DECEPTIVE ACCOMMODATION
- FREEHOLD
- EPC rating C



This deceptive three bedroomed detached home has the benefit of a substantial two storey rear addition which creates a sitting room and two generous double bedrooms that share a shower room with 'Jack & Jill' doors. See floorplan for size of property. Outside there is also a double garage!

Initially on entry, the hall has a useful under stairs cupboard, the lounge has a focal point of a real flame effect gas fire. The sitting room has a patio door and a rear elevation window with views and access to the garden.

The kitchen has a range of units at both base and eye level, there's an integrated electric hob, built in oven and grill, side access door and two store cupboards.

At first floor, the main bedroom has Sharpe's built in furniture that narrows above the extension through to the shared shower room. Bedroom two is something similar and has its own built in cupboards, one of which houses the Worcester Bosch central heating boiler. The shower room itself is fully tiled and has an electric shower, wash hand basin and low level WC. Bedroom three is to the front and has built in furniture.

The main family bathroom has a corner bath with a mains shower over, pedestal wash hand basin and low level WC with full tiling to walls.



Outside, at the front the Tarmac driveway allows off road car parking for two vehicles. A pair of timber gates provide access to the side with further vehicle storage and this leads to the aforementioned double garage which has power and light, multi point outlets and with workshop potential. and up and over doors. The remaining garden is low maintenance which is paved.

Kendal Road is an established residential area and the property is ideal for the growing family and has scope for further improvement. There are excellent transport links and local schools. Fully double glazed and gas central heated and sold with no upward chain.

To find the property, on entering Sileby from Mountsorrel Road with the church on your right, turn right on to the High Street, take the next left on to Brook Street at the roundabout bear right on to Albion Road continue up the hill turning left on to Kendal Road where the property is situated on the right hand side identified by the agent's 'For Sale' board.

HALL 2.2m x 1.3m (7'2" x 4'4")

LOUNGE 5.93m x 3.12m (19'6" x 10'2")

SITTING ROOM 5.92m x 2.61m (19'5" x 8'7")

KITCHEN 4.83m x 2.54m (15'10" x 8'4")

BEDROOM ONE 6.71m x 3.13m (22'0" x 10'4")

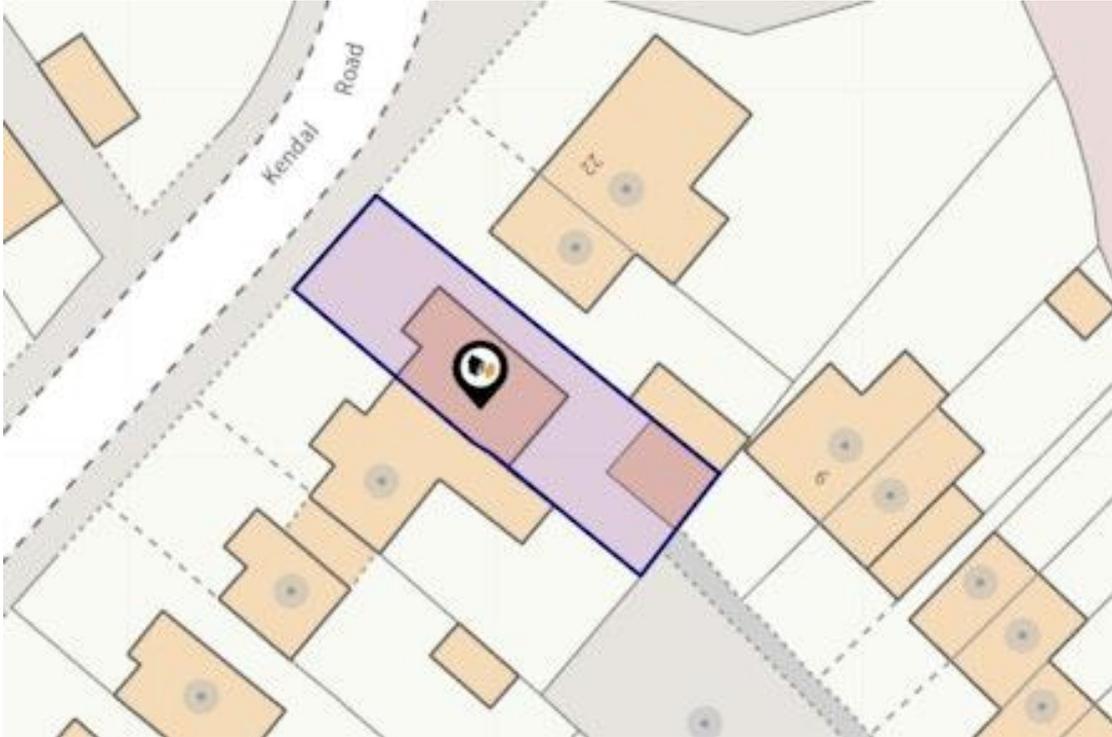
BEDROOM TWO 5.31m x 2.58m (17'5" x 8'6")

EN-SUITE BATHROOM 2.61m x 1.62m (8'7" x 5'4")

BEDROOM THREE 2.95m x 2.19m (9'8" x 7'2")

FAMILY BATHROOM 2.36m x 1.67m (7'8" x 5'6")





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C.

DISCLAIMER

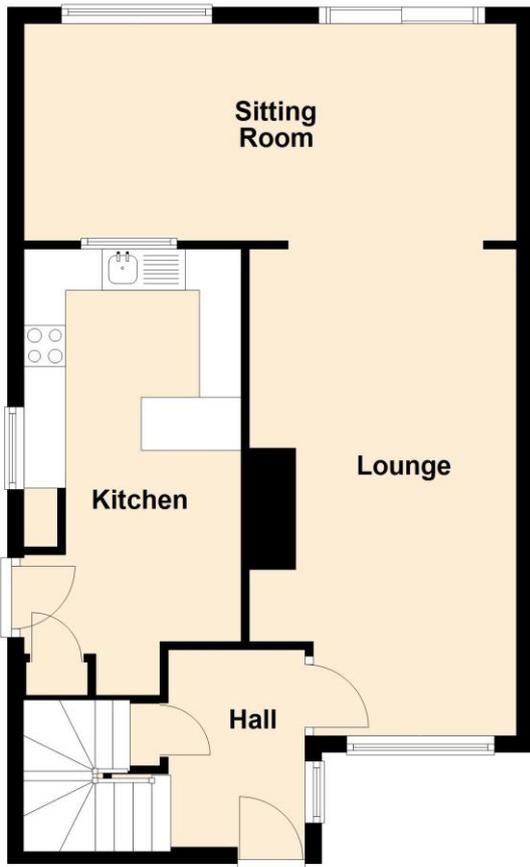
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

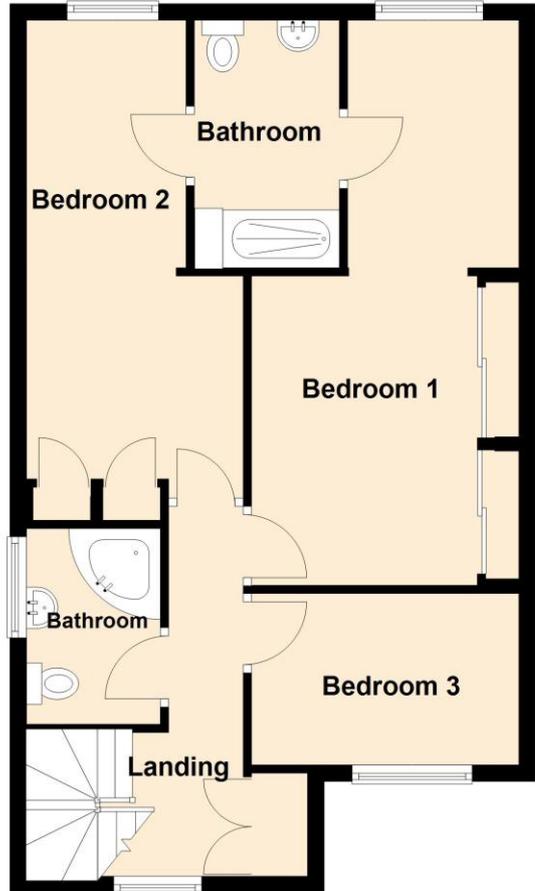
Ground Floor

Approx. 55.2 sq. metres (593.9 sq. feet)



First Floor

Approx. 57.9 sq. metres (623.4 sq. feet)



Total area: approx. 113.1 sq. metres (1217.3 sq. feet)



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