

Sinclair



16 Peashill Close, Sileby

Loughborough

£225,000

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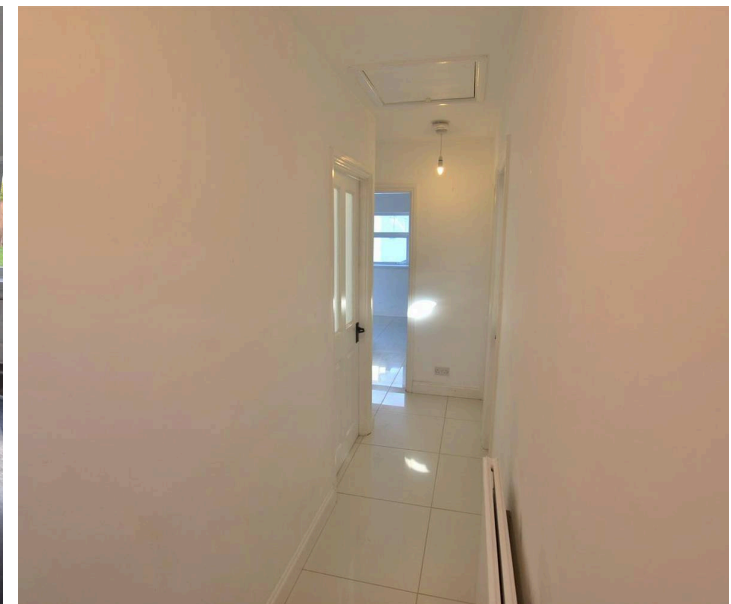
Modern bungalow in cul-de-sac with two bedrooms, extended living room, modern bathroom, breakfast kitchen, converted garage with kitchenette, driveway, and spacious rear garden.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 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.

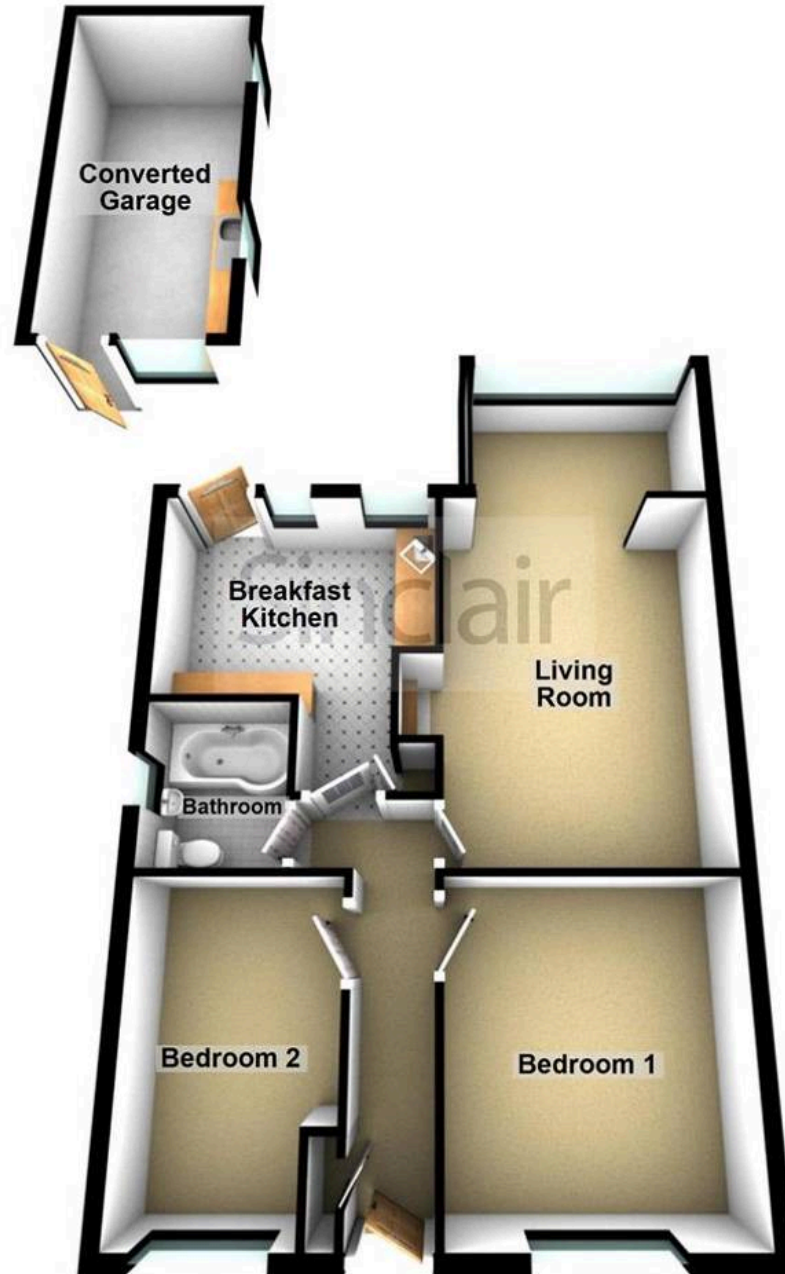
DRIVEWAY

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





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