

Sinclair



'Greenvale' 196 Seagrave Road, Sileby

Loughborough

£750,000

196 Seagrave Road

Sileby, Loughborough

Occupying an enviable plot and set back from the road behind a walled, pillar and electric gated entrance 'Greenvale' has undergone an amazing transformation and now offers stunning, contemporary and flexible accommodation throughout. The property has been thoughtfully renovated and comprises porch, reception hall with full height vaulted ceiling and overlooked by a mezzanine landing, the hall opens to a high specification feature family living dining kitchen with utility room, boot room, boiler room and downstairs WC off; there is a generous living room, summer room, and an inner hall way offers access to the sleeping accommodation with three double bedrooms (two with ensuite) and a family bathroom. On the first floor there is the main master suite with en-suite bathroom and a dressing room (alternative fifth bedroom).

Outside the property sits on approximately 0.38 acre plot enjoying a main patio terrace and further breakfast terrace which leads to an underground cellar room. The main garden will be laid to lawn.

To the front of the property there is ample parking to the drive and a double garage with electric up and over door.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



Porch

There is a contemporary style entrance door with stainless steel handle through to the entrance porch. The entrance porch has CAT5 cabling cupboard and a cupboard housing underfloor heating manifold. An oak door and adjacent glass panel through to the main reception hall.

Italian porcelain ivory tiled flooring.

Reception Hall

17' 3" x 6' 6" (5.27m x 1.98m)

The reception hall offers a pleasant welcome to the property with a full height vaulted ceiling overlooked by a mezzanine style landing accessed by an oak staircase with inset glass panels. Continued Italian tile flooring with underfloor heating, feature sliding Crittall style doors accessing the open plan family living/dining kitchen; and oak doors accessing the living room, summer room and inner hallway. There is a skylight double glazed window offering plenty of natural light to the space.

Open Plan Family Living Kitchen

25' 0" x 13' 10" (7.61m x 4.22m)

(Maximum measurement 5.04m) The open plan family living/dining kitchen is a particular feature of sale being fitted to a high specification having a central island with inset induction hob and pan drawer storage under. The Quartz worksurface to the island continues to a breakfast bar and there is additional storage under including space for a wine cooler/ fridge. There is a further bank of units with two Neff eye-level ovens and full height Neff fridge and freezer units. and a Neff Dishwasher. There is a double ceramic sink with stylish mixer tap over and the continued Italian tiled flooring with underfloor heating flows through the space. The dining and seating area has double UPVC patio doors and adjacent windows overlooking and accessing the breakfast sun terrace. There is a door accessing the utility room.



Utility Room

13' 6" x 10' 4" (4.11m x 3.15m)

The utility room is finished in the same style as the kitchen with Quartz work surfaces and an inset sink unit with mixer tap over and cupboards under. There is plumbing for washing machine and space for tumble dryer, a storage cupboard with shelving, UPVC double glazed door with adjacent window accessing the sun terrace and doors accessing the boot room, boiler room, downstairs WC and garage. There is a further personal access door to the driveway.

Boiler Room

Boiler room is fitted with a Worcester gas fed boiler and hot water system. This services both the underfloor heating to the ground floor and first floor central heating. There is electric, light and UPVC double glazed window.

Living Room

19' 2" x 13' 11" (5.84m x 4.23m)

UPVC double glazed window overlooking the garden, underfloor heating and a central chimney breast (with open chimney flu to accommodate a fire/woodburning stove if desired. HETAS fitting and approval required).

Summer Room

17' 10" x 11' 3" (5.44m x 3.42m)

(Maximum measurement 3.68 m) The summer room enjoys a double aspect view over the garden and main patio terrace. There are UPVC double glazed windows and a door accessing the patio. There is continued Italian porcelain tiling from the hall with underfloor heating.

Inner Hallway

The hallway has oak doors accessing the ground floor sleeping accommodation. Radiator.

Bedroom Two

14' 0" x 11' 1" (4.27m x 3.37m)

(Measurements not including en suite) UPVC double glazed windows overlooking the garden and radiator. Oak door accessing the en-suite shower room. - **En Suite Shower Room** is fitted with a heated towel rail, low flush WC, wash hand basin with storage under and shower enclosure with surrounding tiles. Under floor heating.



Bedroom Three

12' 0" x 14' 1" (3.65m x 4.28m)

UPVC double glazed windows and radiator. Oak door accessing the en-suite shower room - **En Suite Shower Room** is fitted with a heated towel rail, low flush WC, wash hand basin with storage under and shower enclosure with surrounding tiles. Under floor heating.

Bedroom Four

14' 1" x 12' 0" (4.28m x 3.65m)

UPVC double glazed windows overlooking the garden and radiator.

Family Bathroom

The family bathroom has underfloor heating. Walk in shower with glass panel and drying area, wash hand basin with drawer storage under, low flush WC and panelled bath with mounted mixer tap. UPVC double glazed window and heated towel rail. Under floor heating.

Landing

On the first floor a Mezzanine landing overlooks the reception hall and has a sky light window with roof scape and field views. There are oak doors accessing the master suite and dressing room/ bedroom five

Master Suite

14' 2" x 15' 2" (4.32m x 4.62m)

(Measurements not including room entry) UPVC double glazed window overlooking the garden, roof scape and field views. Feature eyebrow window. Oak door accessing the En-suite.

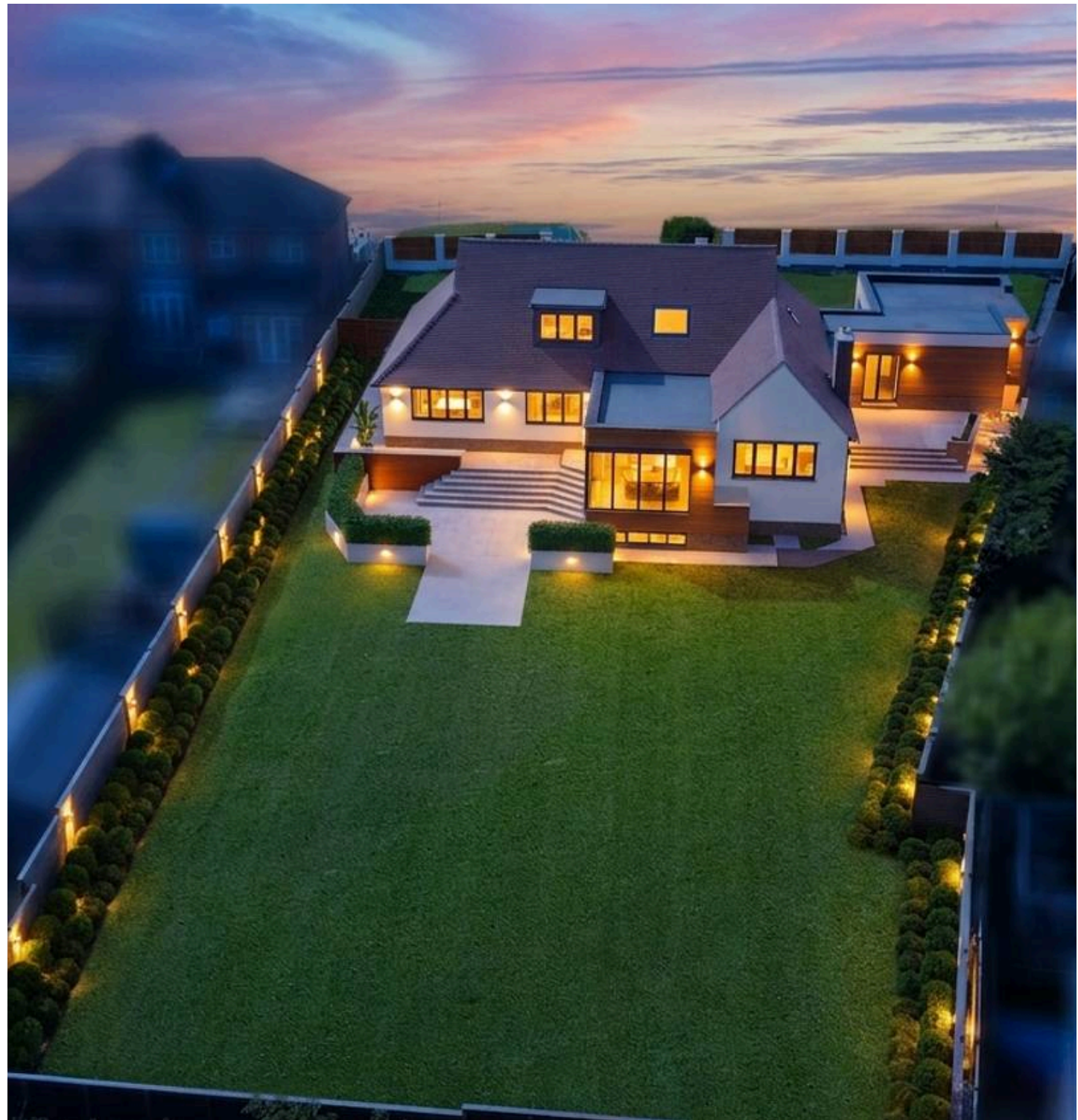
En Suite Bathroom

The en-suite is fitted with a four price suite comprising double ended bath with centre mounted mixer tap, walk in shower with thermostatic shower, glass screening and drying area, low flush WC and twin sink unit with drawer storage. Two double glazed skylight windows and heated towel rail.

Dressing Room/ Bedroom Five

12' 4" x 9' 9" (3.76m x 2.96m)

This room offers flexibility to the first floor and could be used as a dressing room to compliment the master bedroom or function as a fifth bedroom.





FRONT GARDEN

The property is set back from the road behind a pillar and timber slat boundary with central electric and remotely operated gates mirroring the eyebrow window design set to the roof. There are two lawned areas and driveway providing ample off-road parking which leads to the double garage and side access to both sides of the property.

REAR GARDEN

To the side there is a breakfast sun terrace with railway sleeper planters and sandstone patio. This area offers access to the family living kitchen and has steps and a pathway leading to the main garden. There is a feature patio terrace with sandstone tiling edged by railway sleeper planters and open access to the main garden which will be laid mainly to lawn and surrounded by contemporary timber slat fencing to the boundaries. The garden forms a particular feature of sale due to its size. There are steps leading under the property to a cellar room. Cellar Room - Dimensions: 5.49m x 3.53m (18' x 11'7"). With electric light and power. UPVC double glazed windows to the rear elevation

DRIVEWAY

6 Parking Spaces

Tarmacadam driveway leading to the garage.

DOUBLE GARAGE

2 Parking Spaces

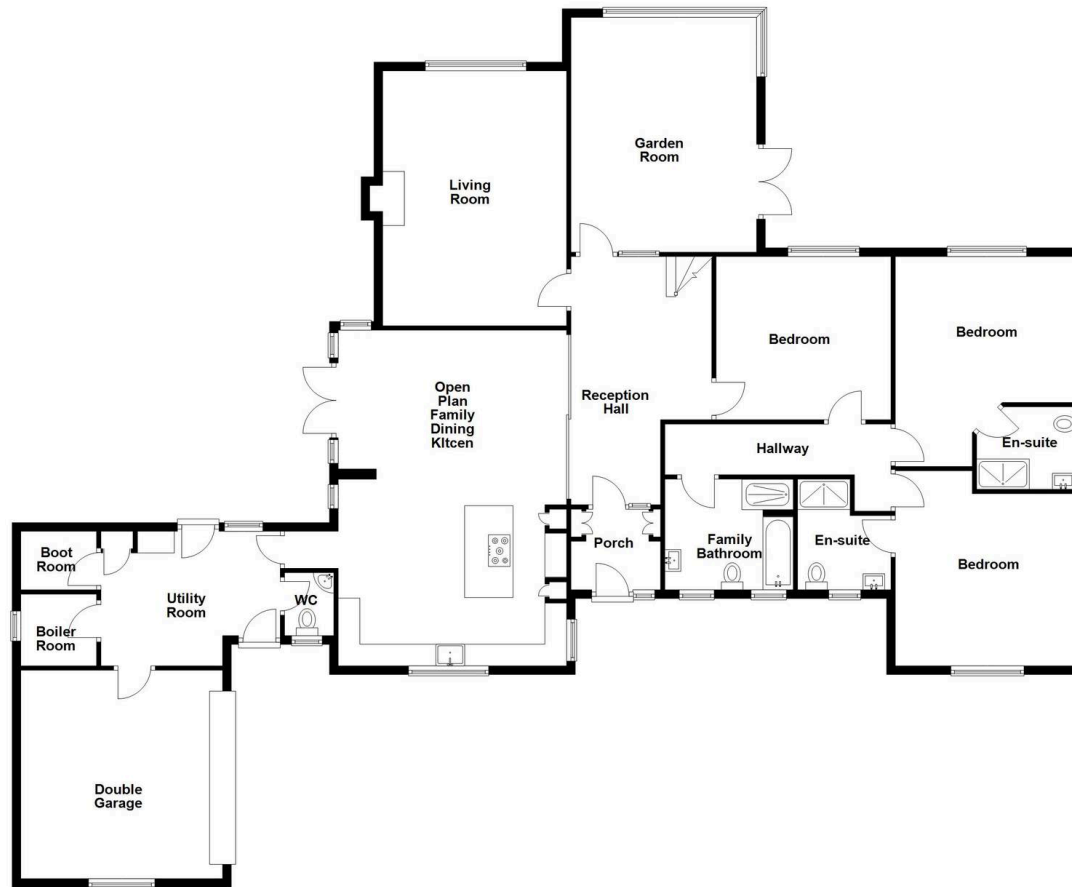
The garage is 4.90m x 6.06m An electric up and over door, UPVC double glazed window, electric light and power and an electric point to accommodate EV charging.



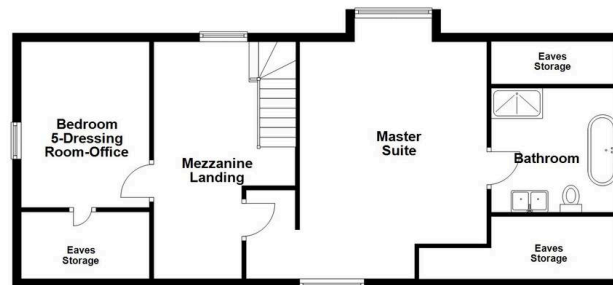
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor





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