



3a Molyneux Drive, Sileby - LE12 7SL

Guide Price **£450,000**



Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS





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3a Molyneux Drive

Sileby, Loughborough

A deceptively spacious detached 3 bedroom chalet style house situated in a small cul de sac towards the edge of the village of Sileby. The property has a most delightful large mature plot. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- DECEPTIVELY SPACIOUS DETACHED CHALET STYLE HOME
- SMALL CUL DE SAC LOCATION TOWARDS EDGE OF VILLAGE
- LARGE MATURE LANDSCAPED GARDENS TO SIDE AND REAR
- GAS CENTRAL HEATING AND SEALED UNIT DOUBLE GLAZING
- ENTRANCE HALL, SHOWER ROOM, LIVING ROOM, UTILITY ROOM, GF BEDROOM, OPEN PLAN DINING KITCHEN
- LARGE LANDING WITH STUDY SPACE, 2 DOUBLE BEDROOMS AND BATHROOM
- OFF ROAD PARKING FOR SEVERAL VEHICLES, SINGLE DETACHED GARAGE
- No Upward Chain



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A deceptively spacious detached 3 bedroom chalet style house situated in a small cul de sac towards the edge of the village of Sileby. The property has a most delightful large mature plot which offers the potential to extend the property or even develop for a second property (subject to suitable planning consent and any covenants which may exist). The accommodation has gas fired central heating and sealed unit double glazing throughout and includes a spacious entrance hall, front living room, shower room, utility room, ground floor bedroom, open plan dining kitchen and hardwood conservatory. To the first floor is a good sized landing with study area, 2 generously sized double bedrooms with fitted wardrobes, bathroom. Outside offers a driveway and off road parking for several cars, a detached single garage and beautiful mature landscaped gardens to side and rear, designed by Goscote Nurseries, complete with Summer House.

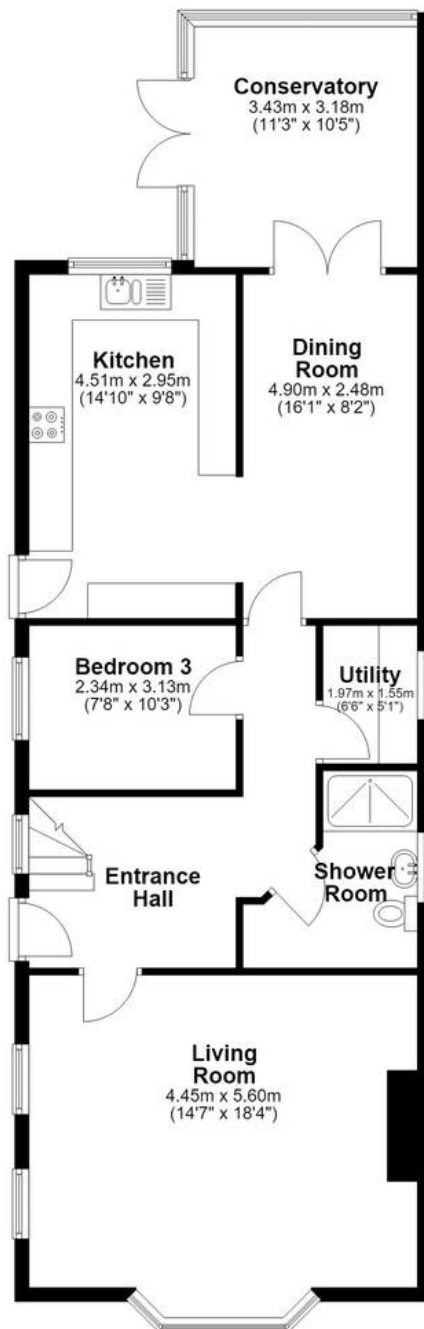






Ground Floor

Approx. 91.4 sq. metres (983.9 sq. feet)



First Floor

Approx. 65.3 sq. metres (703.0 sq. feet)



Total area: approx. 156.7 sq. metres (1686.9 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.





REAR GARDEN

A most delightful mature landscaped garden having been designed and constructed by Goscote Nurseries including a large feature oval 'African Hardwood' deck with external power socket, lawn, well stocked beds and borders, mature shrubs and trees, water feature, recently constructed high quality fully insulated Summer House with power and lighting and has the potential to use as a hobby room, office/study, external lighting and tap.

GARAGE

Single Garage

Off road parking for up to 5 vehicles, single detached concrete sectional garage with electric up and over door to front and security steel door to rear, power and lighting.





Andrew Granger & Co (Part of Sheldon Bosley Knight)

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Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit, must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.