

Sinclair



121 Seagrave Road, Sileby

Loughborough

£290,000

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Sileby, Loughborough

Charming 3 bed period semi in popular village.
Features bay front, two receptions, large private garden, ample parking, patio, brick stores, and easy access to amenities and transport.
Council Tax band: C

Tenure: Freehold

- Fantastic Large Private Garden
- Period Bay Fronted Property
- Three Bedrooms
- Ample Parking
- Popular Village Location
- Bathroom with Four Piece Suite



Reception Hall

There is an arched storm porch with composite entrance door through to the reception hall. The reception hall has a balustrade staircase accessing the first floor with an under stair storage cupboard, meter cupboard and UPVC double glazed window. Radiator and timber panel door doors accessing the living room and the separate dining room (which is open plan to the kitchen).

Living Room

11' 2" x 12' 0" (3.40m x 3.66m)

(Measurements to the side of chimney breast and not including bay window) UPVC double glazed bay window to the front elevation, central feature fireplace with period wooden sides and over-mantel and inset fire. Radiator. Picture railing.

Dining Room

11' 9" x 11' 1" (3.58m x 3.38m)

(Measurements to the side of chimney breast) UPVC double glazed bay window overlooking the garden, radiator and central chimney breast with ornamental feature cast iron fireplace. Picture railing and open access to the kitchen.

Kitchen

7' 5" x 7' 11" (2.26m x 2.41m)

The kitchen is fitted with a single drainer stainless steel sink unit with cupboards under, fitted units to the wall and base, roll edge worksurface with tiled surround, gas hob with oven under and extractor fan over, plumbing for washing machine and plumbing for dishwasher, two UPVC double glazed windows one of which overlooks the garden and a UPVC double glazed door accessing the garden

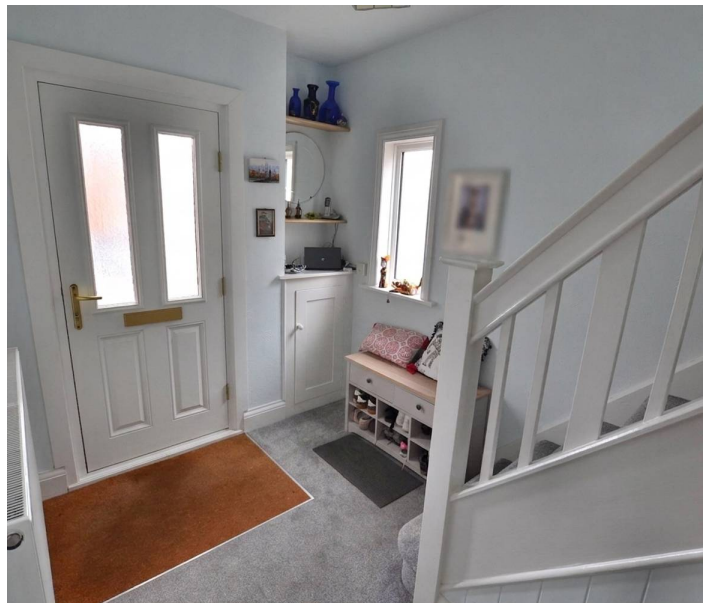
Landing

The landing gives way via timber panel doors to three bedrooms and a modern bathroom fitted with a white four piece suite. UPVC double glazed window.

Bedroom One

11' 1" x 9' 9" (3.38m x 2.97m)

(measurements to front of wardrobes/ cupboards) UPVC double glazed window, radiator and a range of fitted bedroom furniture including wardrobe/cupboards



Bedroom One

11' 1" x 9' 9" (3.38m x 2.97m)

(measurements to front of wardrobes/ cupboards) UPVC double glazed window, radiator and a range of fitted bedroom furniture, including wardrobe/cupboards, dresser and drawers and overhead storage.

Bedroom Two

11' 8" x 9' 10" (3.56m x 3.00m)

(Measurements to side of wardrobes/ cupboards and chimney breast) UPVC double glazed window overlooking the garden, radiator and chimney breast with period feature ornamental fire. A built-in wardrobe/cupboard and picture railing.

Bedroom Three

6' 7" x 7' 0" (2.01m x 2.13m)

UPVC double glaze window and radiator

Bathroom

The bathroom is fitted with a modern white four piece suite comprising panel bath with chrome mixer shower tap, separate walk-in shower cubicle with thermostatic shower, low flush WC and a vanity unit with wash hand basin, chrome mixer tap and cupboards under. Heated chrome towel rail, cupboard housing the combination Worcester gas fed boiler. UPVC double glazed window.









REAR GARDEN

The rear garden is a particular feature of sale being private and generously proportioned. There is patio area and two brick stores (one of which houses a WC), in addition to a further UPVC garden shed. Beyond is the main garden laid to lawn with hedged boundaries. There is an ornamental centre piece with further mature garden areas beyond.

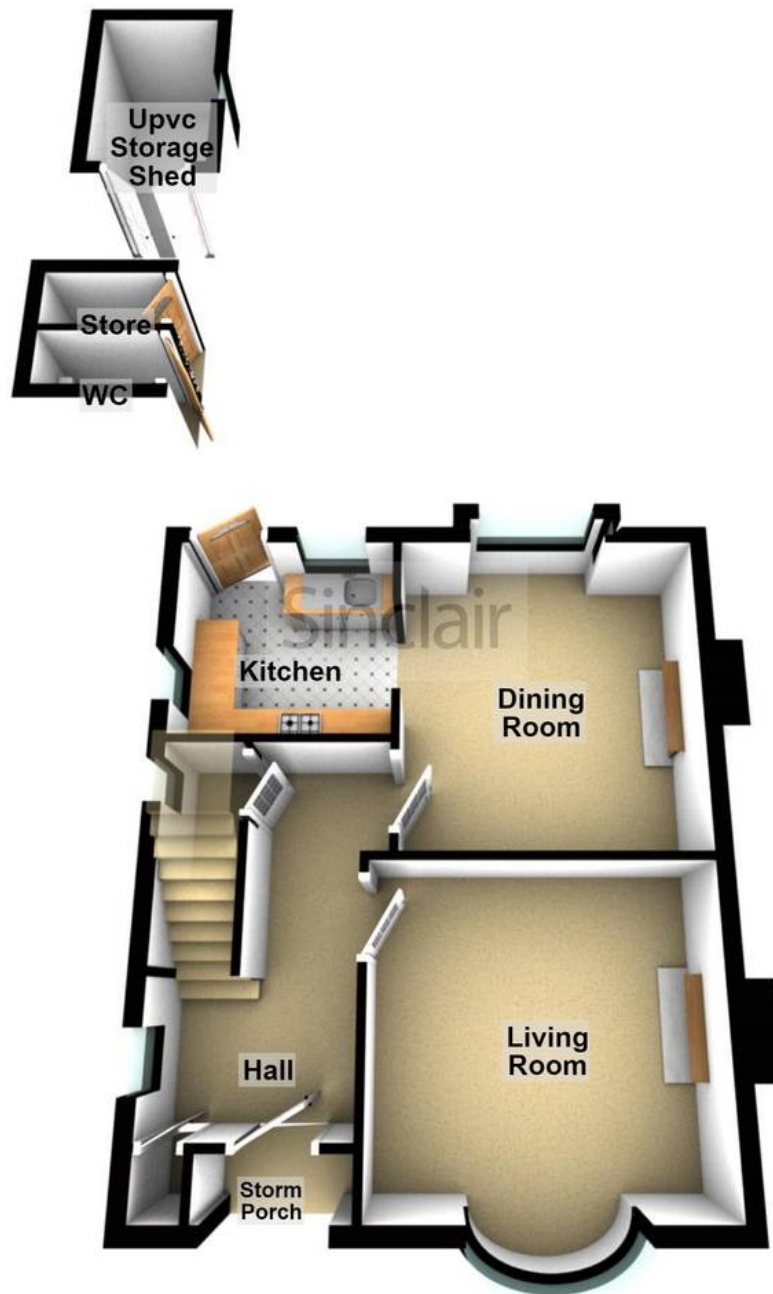
DRIVEWAY

4 Parking Spaces

The driveway is blocked paved and provides ample parking with a gated side access leading to the main garden.



Ground Floor



First Floor





Sinclair Estate Agents

Sinclair Estate Agents, 15-15A High Street – LE12 7RX

01509 812777

sileby@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

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