

# Sinclair



151 Highgate Road, Sileby

Loughborough

£300,000

# 151 Highgate Road

Sileby, Loughborough

Extended semi-detached with 5 bedrooms, 2 bathrooms, 3 receptions, kitchen, utility, office/games room, storage, WC, low maintenance gardens, and block paved driveway.  
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Ideal For Growing Family
- Flexible Accommodation
- Extended Property
- Favoured Residential Location
- Two Bath/Shower Rooms
- Five Bedrooms



## PORCH

uPVC double glazed sliding door accessing the porch. The porch is of uPVC double glazed construction and further sliding doors accessing the reception hall.

## RECEPTION HALL

Having a balustrade staircase accessing the first floor, door accessing the open plan living room, kitchen with utility room off and personnel access door to garage. It's been sectioned and utilised as a home office/games room.

## HOME OFFICE/GAMES ROOM

8' 5" x 7' 1" (2.56m x 2.16m)

Formally garaging this room is now utilised as a office/games room with the installation of uPVC double glazed double door accessing the front and driveway, electric, light and power.

## LIVING ROOM

15' 9" x 11' 1" (4.80m x 3.38m)

The uPVC double glazed window, central fireplace with inset gas fed fire, wooden sides and over mantle, open access to the dining area.

## DINING AREA

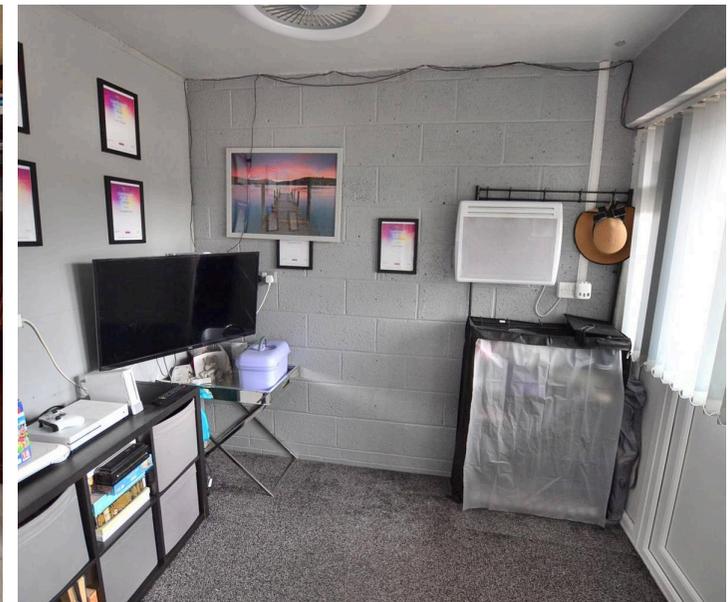
9' 6" x 9' 6" (2.90m x 2.90m)

Radiator, uPVC double glazed sliding doors accessing the rear garden. There is currently a gazebo which is being utilised for additional storage.

## FITTED KITCHEN

8' 11" x 7' 10" (2.72m x 2.39m)

The kitchen is fitted with a one and a half bowl sink and drainer stainless steel unit with mixer and rinser tap over, cupboards under. There is a range of fitted units to the wall and base, rolled edge work surface, tiled surround, space for a range oven and space and plumbing for appliances. uPVC double glazed window overlooking the garden, open access to the utility room.



### UTILITY ROOM

9' 1" x 7' 1" (2.77m x 2.16m)

Having a wall mounted combination Worcester gas fed boiler, space and plumbing for appliances, radiator, cloaks hanging space, uPVC double glazed door and window accessing the garden. A personnel access door through to the second sectioned area of the garage which provides useful storage space, low flush wc with wash hand basin.

### FIRST FLOOR LANDING

A spilt landing area gives way to five bedrooms, a family bathroom and an additional shower room.

### BEDROOM ONE

10' 5" x 11' 1" (3.18m x 3.38m)

uPVC double glazed window, radiator.

### BEDROOM TWO

12' 9" x 9' 3" (3.89m x 2.82m)

Having uPVC double glazed window over looking the garden, radiator.

### BEDROOM THREE

9' 3" x 7' 1" (2.82m x 2.16m)

Having uPVC double glazed window, radiator.

### BEDROOM FOUR

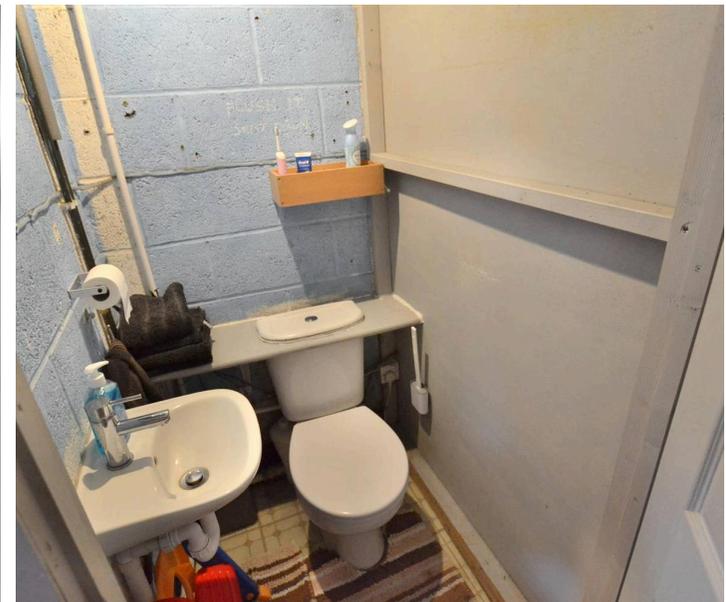
6' 11" x 7' 5" (2.11m x 2.26m)

Having uPVC double glazed window, radiator.

### BEDROOM FIVE

7' 1" x 6' 6" (2.16m x 1.98m)

Having uPVC double glazed window, radiator.







### **FAMILY BATHROOM**

Fitted with a four piece suite comprising a corner panel bath, walk in shower cubicle with thermostatic shower, low flush wc, pedestal wash hand basin, radiator and uPVC double glazed opaque glass window.

### **SHOWER ROOM**

Having a three piece suite; walk in shower cubicle with thermostatic shower, low flush wc, pedestal wash hand basin, radiator.

### **Garden**

To the rear is a well proportion garden offering low maintenance being slabbed with timber built shed, timber screen fencing and railway sleeper edging

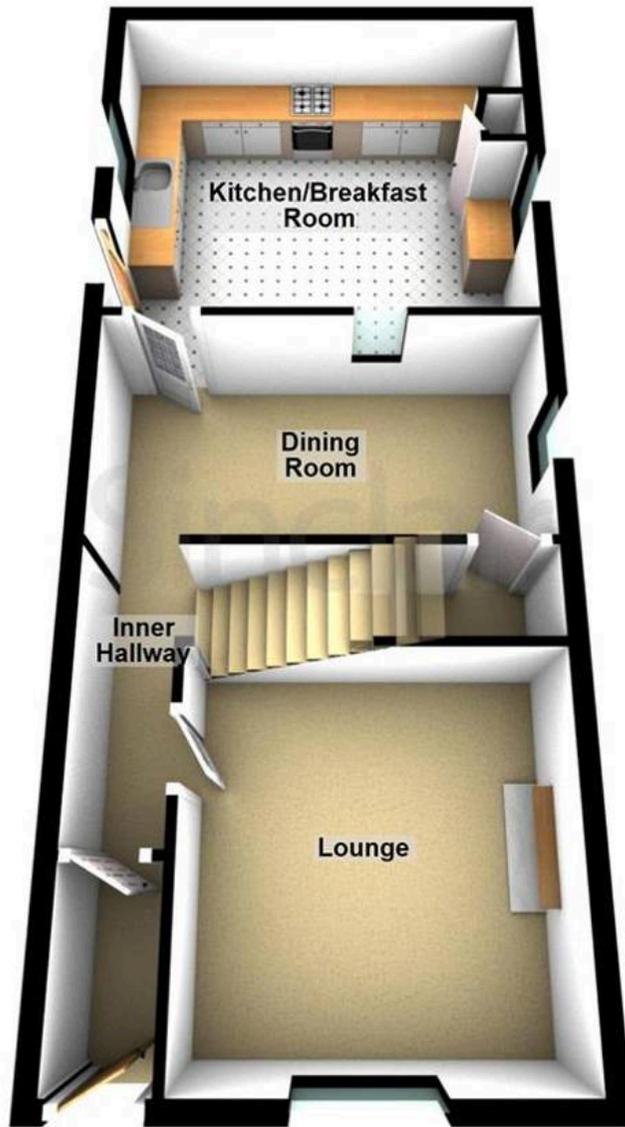
### **DRIVEWAY**

3 Parking Spaces

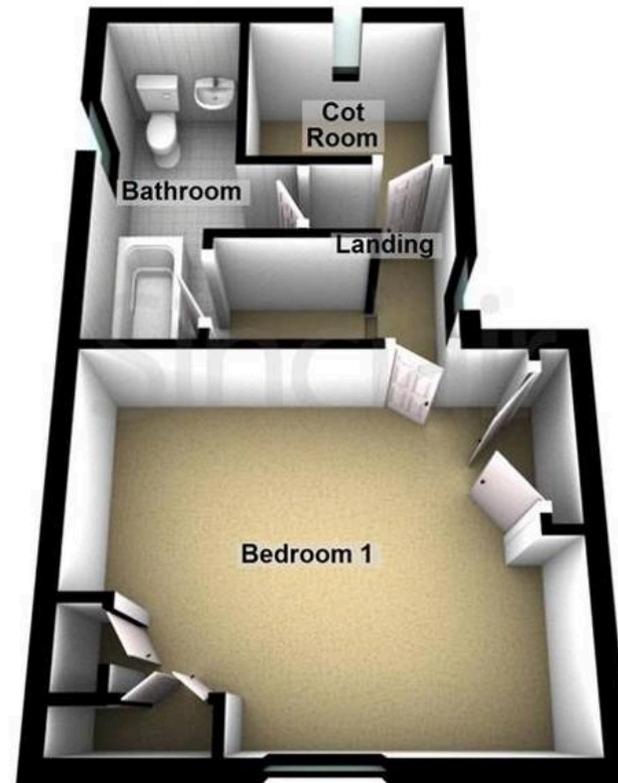
To the front of the property is a full width block paved driveway providing ample parking.

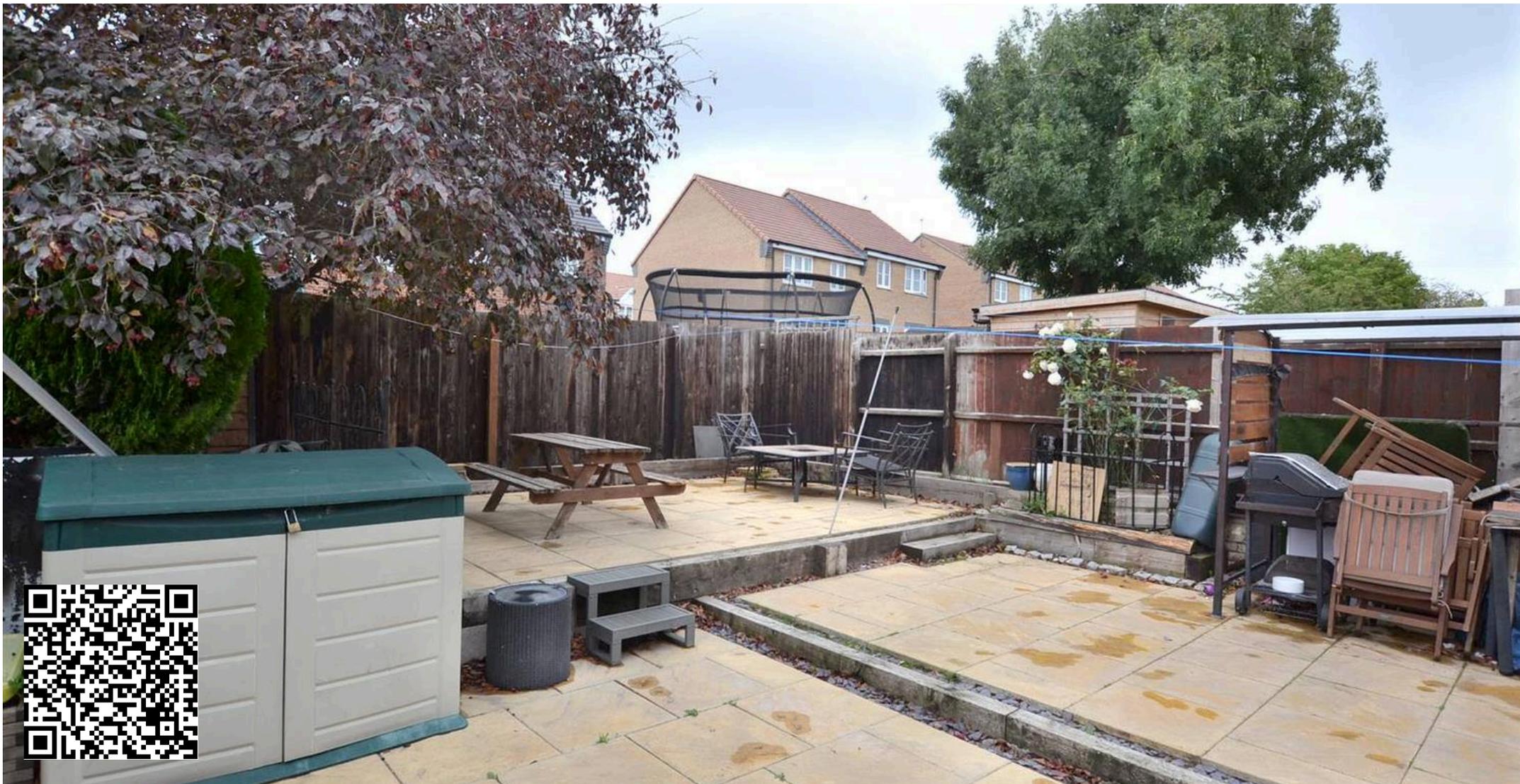


Ground Floor



First Floor





## Sinclair Estate Agents

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