



# Sinclair

31 Stanage Road, Sileby, Leicestershire, LE12 7QJ

£299,995

01509 812777 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Detached Family Home
- Master With En-Suite
- Gardens To Front And Rear
- Council Tax Band\*: E
- Four Double Bedrooms
- Fitted Kitchen With Utility Room
- Integral Garage
- Price: £299,995

## Overview

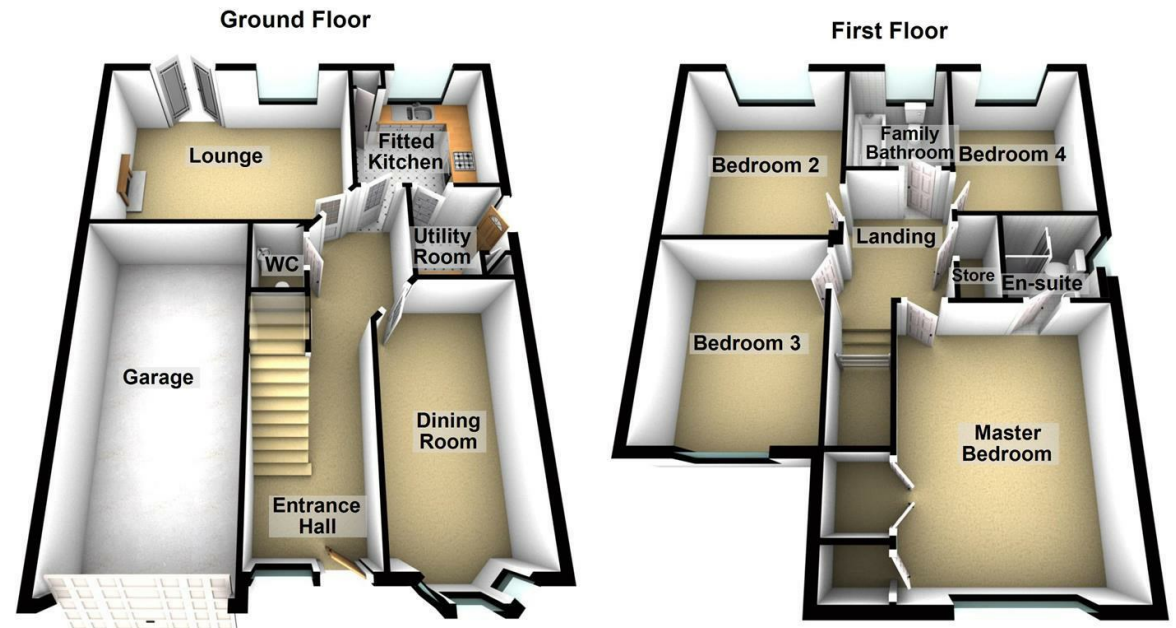
THIS IMMACULATELY PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME BOASTS FITTED KITCHEN WITH UTILITY, BAY-FRONTED DINING ROOM, 14'5" MASTER BEDROOM WITH EN-SUITE AND SUMMER HOUSE TO SAY THE LEAST! SITUATED WITHIN A DESIRABLE CUL-DE-SAC ON THE OUTSKIRTS OF THE POPULAR COMMUTER VILLAGE OF SILEBY. In brief the property comprises entrance hall, guest cloakroom, bay-fronted dining room, lounge, fitted kitchen, utility room with stairs rising to the first floor grating access to four double bedrooms including the master with en-suite shower room and the family bathroom. Externally the property benefits from an integral garage with off-road parking to front with private garden to rear featuring a timber summer house. EPC RATING B.

## Location\*\*

Sileby is a former industrial village and civil parish in the Soar Valley in Leicestershire, between Leicester and Loughborough. The village has a station on the Ivanhoe Line, and trains run regularly to Leicester, Loughborough, Nottingham and Lincoln. There are well established sporting clubs and facilities for Cricket, Football, Tennis and Lawn Bowls, Rugby, Baseball and Shooting amongst others. The village has undergone change over the last few years with the High Street and nearby King Street enjoying a number of shops, mini supermarket, a café, gift shop, hairdressers, beauticians and various pubs & social clubs. There are two main primary schools and a choice of nurseries. Nearest Airport: East Midlands (13.9 miles). Nearest Train Station: Sileby. Nearest Town/City: Loughborough (4.5 miles). Nearest Motorway Access: M1 (J23)



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



31 Stanage Road, Sileby, Leicestershire, LE12 7QJ

Sinclair



## Detailed Accommodation

### ENTRANCE HALL

Enter through composite front door with inset double glazing and adjacent opaque uPVC double glazed window, inset foot well, dado rail, radiator, stairs rising to the first floor and under stair storage.

### GUEST CLOAKROOM

Comprising low level push button WC, corner pedestal wash hand basin with mono block mixer taps, tiled splash backs, radiator, extractor fan and tile effect laminate flooring.

### BAY FRONTED DINING ROOM

8'6" x 14'4" (2.59m x 4.37m)

uPVC double glazed bay window to the front elevation, radiator, timber effect laminate flooring, feature lighting, additional inset down lights and benefiting from under floor heating.

### LOUNGE

16'6" x 12' (5.03m x 3.66m)

The lounge has a radiator, uPVC double glazed window to the rear elevation, uPVC double glazed french patio doors accessing a patio garden, continued timber effect laminate flooring and Adam style electric wall mounted fireplace.

### FITTED KITCHEN

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

Inclusive of the attractive range of egg shell wall and base units and complimentary roll edge work surface, four ring gas hob with extractor hood over, tiled splash backs, electric oven and grill. One and a half bowl sink drainer unit, swan neck mixer tap over, integral fridge freezer and dishwasher, ceramic tiled flooring and uPVC double glazed window to the rear elevation.

### UTILITY ROOM

5'9" x 6'2" (1.75m x 1.88m)

Continued egg shell wall and base units with roll edge work surface, wall mounted combination gas fed boiler, space and plumbing for further appliances, radiator, sink drainer unit, continued ceramic tiled flooring and composite door with inset opaque double glazing to the side elevation.

### ON THE FIRST FLOOR

On the first floor the landing gives way to four bedrooms and family bathroom, radiator, storage cupboard and access to the loft.

### MASTER BEDROOM

11'9" x 14'5" (3.58m x 4.39m)

uPVC double glazed window to the front elevation, radiator, over stair storage and fitted double and single wardrobe with in built rails.

### EN SUITE SHOWER ROOM

Low level push button WC, pedestal wash hand basin with mono block mixer tap over, corner shower cubicle with thermostatic shower and drencher unit over, additional hand held washer, chrome heated towel rail, tile effect laminate flooring, opaque uPVC double glazed window to the side elevation, extractor fan and full wall tiling.

### BEDROOM TWO

10'5" x 12'4" (3.18m x 3.76m)

uPVC double glazed window to the front elevation. Radiator.

### BEDROOM THREE

10'2" x 12' (3.10m x 3.66m)

uPVC double glazed window to the rear elevation. Radiator.

### BEDROOM FOUR

8'8" x 10'9" (2.64m x 3.28m)

uPVC double glazed window to the rear elevation. Radiator.

### FAMILY BATHROOM

6'4" x 7'6" (1.93m x 2.29m)

This three piece white suite comprises: low level push button WC, pedestal wash hand basin with mono block tap over, panel bath with splash screen and thermostatic shower, part tiled walls, tiled effect vynal flooring, chrome heated towel rail, uPVC double glazed opaque glass window to the rear elevation, extractor fan and shaver point.

### GARAGE

9'10" x 19'9" (3.00m x 6.02m)

The garage has up and over doors, light and power.

### OUTSIDE

To the front there is plenty of off road parking with double width tarmac driveway, laid to lawn with paved walk way accessing the side gated access to both sides, pebbled edging, canopy porch and lantern style wall mounted lighting.

To the rear has full width patio area with pebbled edging, laid to lawn with timber fenced surround, wall lighting, external power points, water point, side gated access and timber built summerhouse featuring an outside bar.

The summerhouse is built with solid timber construction and decked flooring, timber single glazed window to the front elevation with timber framed double doors with inset single glazing, bar area with lighting.

31 Stanage Road, Sileby, Leicestershire, LE12 7QJ

Sinclair



31 Stanage Road, Sileby, Leicestershire, LE12 7QJ

Sinclair





31 Stanage Road, Sileby, Leicestershire, LE12 7QJ

Sinclair

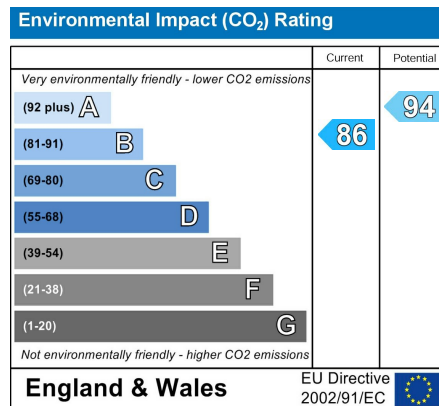
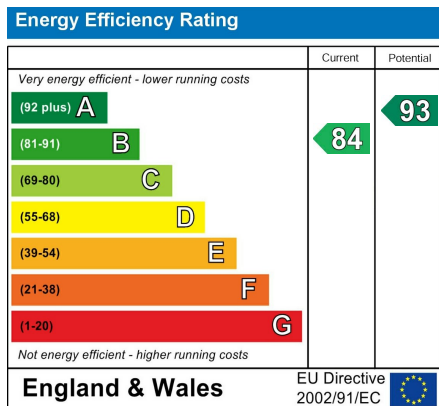




31 Stanage Road, Sileby, Leicestershire, LE12 7QJ

Sinclair





These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Tenure

We are advised by the vendor(s) that the premises are Freehold

The Vendors have advised that they are buying a new build property anticipated completion date is Jan/Feb 2019.

# Sinclair

**Thinking of Selling?**  
For a free valuation of your property with no obligation  
call Sinclair Sibley on 01509 812777



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.  
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

**Sinclair**

15 High Street, Sibley, Leicestershire, LE12 7RX

Tel: 01509 812777

Email: [sibley@sinclairestateagents.co.uk](mailto:sibley@sinclairestateagents.co.uk)