



Haines Drive, Sileby

welcome to

Haines Drive, Sileby

A well-presented three-bedroom modern home featuring a stylish kitchen, open-plan living and dining area, en-suite to the main bedroom, landscaped rear garden and driveway parking.

Entrance

Entrance to the property is via a upvc front door which leads into the entrance hallway. The entrance hallway has doors to all ground floor rooms and stairs to the first floor.

Ground Floor Wc

The ground floor wc is fitted with a low-level WC and wash hand basin, finished in a modern style.

Kitchen

Fitted with a range of contemporary wall and base units, complementary work surfaces and integrated appliances, including an oven and hob. A large window to the front elevation provides excellent natural light.

Lounge Diner

A versatile open-plan arrangement offering ample room for both seating and dining furniture. Patio doors open onto the rear garden, creating a smooth connection between indoor and outdoor living.

First Floor Landing

The first-floor landing has stairs rising from the ground floor, carpeted flooring and doors to all first-floor rooms.

Bedroom One

A comfortable double bedroom featuring a window to the front and access to a private en-suite shower room. Fitted storage solutions enhance practicality.

En Suite

Modern suite comprising a shower enclosure, WC and wash hand basin, finished with stylish tiling.

Bedroom Two

A well-sized bedroom overlooking the rear garden, ideal for use as a guest room or home office.

Bedroom Three

A further bedroom suitable for a variety of uses, including a nursery, study or dressing room.

Bathroom

Fitted with a three-piece suite comprising a panelled bath, WC and wash hand basin, finished in neutral tones.

Outside

The front of the property has a gravelled area and a path leading to the front door, with side access providing ample offroad parking and side gate to the rear. The rear garden is professionally landscaped with lawn, gravel borders and a paved seating area, all securely enclosed and designed for ease of maintenance.





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Haines Drive, Sileby

- NO ONWARD CHAIN
- Ground floor wc
- Open-plan lounge and dining area with garden access
- Contemporary fitted kitchen with integrated appliances
- Main bedroom with en-suite shower room

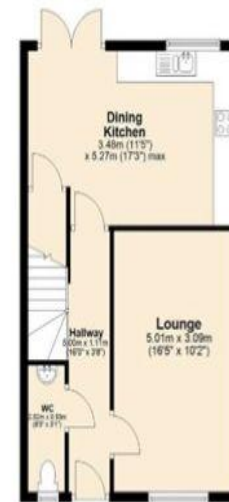
Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers over

£265,000

Ground Floor
Approx. 74.4 sq. metres (800.9 sq. feet)



First Floor
Approx. 47.9 sq. metres (515.4 sq. feet)



Total area: approx. 122.3 sq. metres (1316.3 sq. feet)

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Property Ref:
LBH115837 - 0014

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