



118 Seagrave Road, Sileby, Leicestershire, LE12 7TR

£280,000

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Property at a glance

- Super Period Residence
- Two Reception Rooms
- Usable Cellar with WC
- Council Tax Band*: C
- Ample Parking & Carport
- Three Bedrooms
- No Upward Chain
- Price: £280,000

Overview

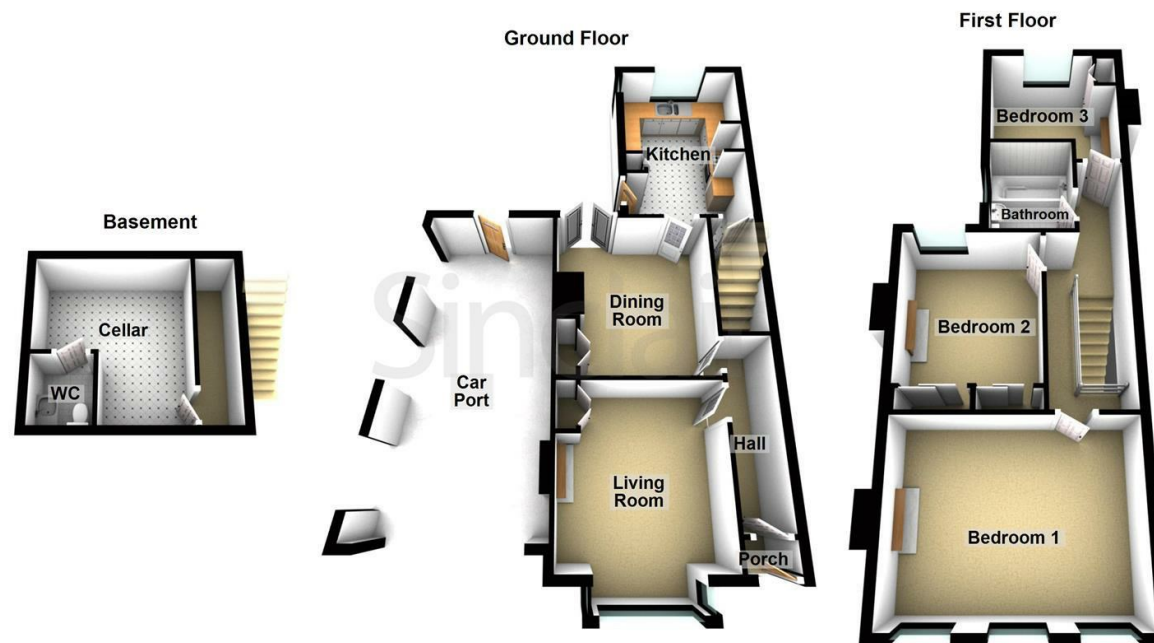
A truly beautiful period residence retaining much of its character and charm and enjoying the benefits of ample parking and carport which is quite rare for this style and age of property. The property offers generously proportioned accommodation which in brief comprises: porch, reception hall, living room with feature bay window, separate dining room, breakfast kitchen and cellar with WC and 6'3" head clearance. On the first floor a landing gives way to three bedrooms and bathroom. The outside gardens are a particular feature of sale being generously proportioned and well stocked and mature. This super opportunity to acquire a period residence on this every sought after Road.

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 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.



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Detailed Accommodation

Entrance door with multi pane inset windows through to the entrance porch.

ENTRANCE PORCH

The entrance porch has period mosaic floor tiling and part decorative picture tiled walls. Period entrance door with a feature stain glass leaded light and opaque glass window through to the reception hall.

RECEPTION HALL

The reception hall has dado railing, radiator, arch with Corbel mouldings and panel doors accessing the two reception rooms.

FRONT RECEPTION ONE / LIVING ROOM

12'1" x 12' (3.68m x 3.66m)

(Not including bay window and to the side of chimney breast)

There is a uPVC double glazed feature bay window with boxed fitted seating, picture railing, cornice to ceiling, radiator, built-in cupboards and shelving to the chimney breast.

RECEPTION ROOM TWO / DINING ROOM

12'1" x 12' (3.68m x 3.66m)

(To the side of chimney breast)

uPVC double glazed french patio doors to the rear of the elevation accessing the garden. Cornice to ceiling, dado rail, radiator and a built-in cupboard with display cabinets, drawers and storage. Door with inset opaque glass decorative windows through to the breakfast kitchen.

BREAKFAST KITCHEN

13'10" x 9'4" (4.22m x 2.84m)

The kitchen has a single drainer one and a half bowl sink unit with chrome swan neck style mixer tap over and cupboards under. Range of fitted units to the wall and base, roll edge work surface and tile surround. Alcove area with inset gas hob and extractor fan over and further integral appliances including a double waist level oven and grill, dishwasher and fridge. There is a wall mounted and concealed Worcester combination gas fed boiler and cupboard with plumbing for washing machine beyond. uPVC double glazed window to the rear elevation with pleasant outlook over the garden and a further matching window to the side elevation. Radiator, door accessing the rear and courtyard and further door with stairs accessing the cellar.

CELLAR

12' 3" x 12' (3.66m 0.91m x 3.66m)

(Including the WC)

The cellar is a usable space and has been used as a work shop. Electric light and power and radiator. 6'3" head clearance height and a WC with a single drainer stainless steel sink unit and extractor fan.

ON THE FIRST FLOOR

On the first floor a landing gives way to three bedrooms and a bathroom. Ornate balustrade hand rail, dado railing and loft access hatch with pull down ladder.

FRONT BEDROOM ONE

15'2" x 11'11" (4.62m x 3.63m)

(To the side of chimney breast)

Three uPVC double glazed windows to the front elevation, radiator, cornice to ceiling and a tiled fireplace with wooden sides and over mantel and an inset life flame coal effect fire. As per the photograph this room is currently used as an addition sitting room.

BEDROOM TWO

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

(To the side of chimney breast and to the front of fitted wardrobe / cupboards)

uPVC double glazed window to the rear elevation, feature ornamental cast iron period fireplace and fitted wardrobe / cupboards with storage over. Radiator.

BEDROOM THREE

8'7" x 7'8" (2.62m x 2.34m)

(To the front of wardrobe / cupboard)

uPVC double glazed window to the rear elevation with pleasant outlook over the garden and roof scape views beyond, radiator, feature ornamental period cast iron fireplace and storage cupboard with shelving.

BATHROOM

The bathroom has been fitted with a white three piece suite comprising: cast iron panel bath with thermostatic shower over, low flush WC, pedestal wash hand basin, radiator, wood panelling, tiled walls and uPVC double glazed window to the side elevation.

OUTSIDE

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To the front of the property is a tarmacadam driveway providing ample off road car standing which leads to a carport which is 12' 2" wide tapering to 8'10" which runs the length of the property. The parking a super addition and benefit to this age and style of property. From the carport with electric light there is a personal access door leading to the rear.

The rear garden is yet another feature of sale with a gravelled side courtyard area, steps leading down to a further slabbed patio with access to an outside brick built store with electric light and power. The store measures 7' x 8'5" with a window to the rear elevation.

From the patio there are further steps leading to lawned gardens which are mature and beautifully maintained and well stocked to the borders with a variety of plants and shrubs. The garden continues to a working garden to the rear with vegetable plots and a timber built potting shed / greenhouse.



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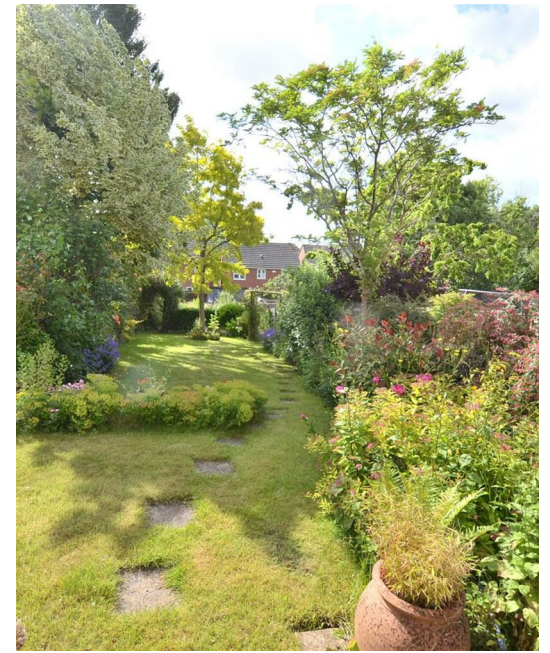
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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

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Photographs

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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

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