

Sinclair



'Ridgeway' 184 Seagrave Road, Sileby

Loughborough

£475,000

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Sileby, Loughborough

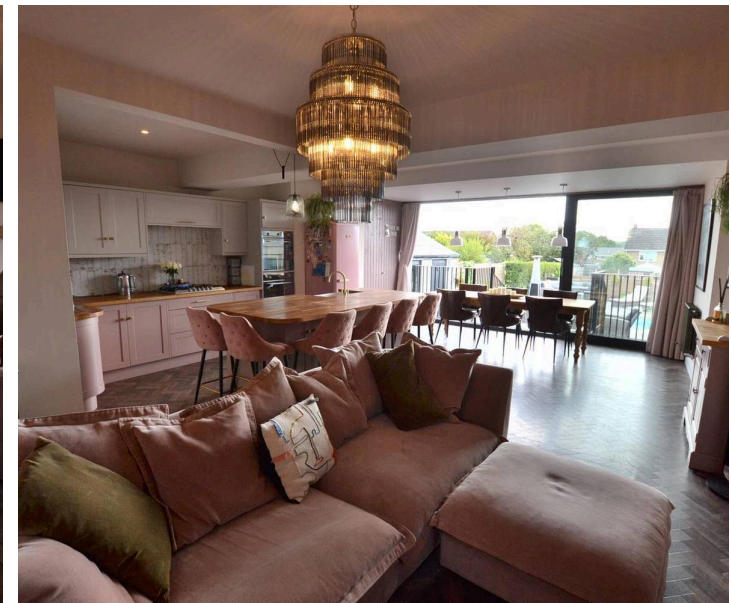
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Views To Rear
- Feature Master Suite
- Thoughtfully Renovated Property
- Boot Room Utility and WC
- Stunning Garden With Pool
- Open Plan Family Living Kitchen



DETAILED ACCOMODATION

There is an oak frame storm porch with tiled entrance. Composite door with house number etched window over which accesses the reception hall.

RECEPTION HALL

Offers a pleasant welcome to the property with herringbone LTV flooring, balustrade staircase with stair rods to carpet accessing the first floor, meter cupboard/bureau with period stained glass window, open access to a front sitting room, radiator, understairs storage cupboard and door accessing the open plan family living dining kitchen.

FRONT SITTING ROOM

11' 10" x 11' 7" (3.61m x 3.53m)

Feature fireplace with tiled hearth and surround surmounted by a wood burning stove, built in shelving, uPVC double glazed bay window to the front elevation, radiator, feature stain glass window, stylish paneling with wall lanterns.

OPEN PLAN FAMILY LIVING DINING KITCHEN

20' 2" x 24' 11" (6.15m x 7.59m)

A Stunning hub to the property offering a generously proportioned open space with fitted kitchen, dining and lounge areas. The fitted kitchen has a central island with solid wood worksurfaces, a double ceramic sink with mixer tap over, the centre island continues to a breakfast bar with storage under and a dishwasher. A further workspace with a smeg stainless steel hob with extractor fan over and pan drawers under, double smeg oven and grill, stylish tiled surrounds continued herringbone flooring from the hallway, space for a tall standing fridge freezer. The Lounge area has a central feature fireplace with tiled hearth and surround surmounted by a wood burning stove, feature stainglass window, radiator. The dining area has a full width sliding door overlooking and accesing the garden, radiator, door accessing the utility room and downstairs cloaks/wc.



UTILITY ROOM

Plumbing for washing machine, space for tumble dryer, tiled walls and flooring, access to the downstairs cloaks/wc.

DOWNSTAIRS CLOAKS/WC

Low flush wc, wash hand basin with copper pipe taps, wall mounted worcester gas fed boiler.

BOOT ROOM

The boot room is 13'4 in length with a double ceramic sink unit, wooden worksurfaces, chrome mixer tap, there is benched seating, cloaks hanging space, built in storage cupboards. There is a door accessing the store/office space and an open access to the entertaining garden room.

ENTERTAINING GARDEN ROOM

16' 4" x 8' 4" (4.98m x 2.54m)

Utilising the former garage and now used as a garden room with bi-fold doors opening to the garden and pool area. We are advised by the vendors that there is no building regulation certification in place for the garden room and boot room.

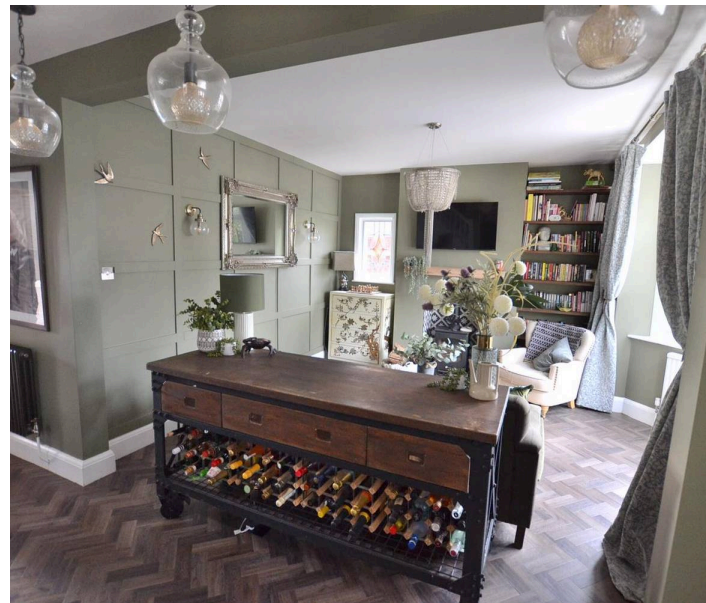
STORE ROOM

7' 6" x 7' 1" (2.29m x 2.16m)

Dimensions: 2.31m x 2.18m (7'7 x 7'2). and is currently used as a home office are with double doors accessing the front.

FIRST FLOOR

The landing gives way to three bedrooms and a bathroom, there is a balustrade dog leg staircase accessing the master suite to the top floor, there is a feature stain glass window.



BEDROOM TWO

11' 5" x 9' 10" (3.48m x 3.00m)

uPVC double glazed windows to the rear elevation, radiator, an ample range of built in bedroom furniture.

BEDROOM THREE

11' 10" x 11' 6" (3.61m x 3.51m)

uPVC double glazed window, radiator, feature paneling.

BEDROOM FOUR

8' 0" x 7' 1" (2.44m x 2.16m)

uPVC double glazed window, radiator.

BATHROOM

The bathroom has been tastefully refitted with a clawfoot bath with chrome mixer tap, rinsing shower head over, an additional shower head and hose, low flush wc, vanity unit surmounted by a wash hand basin with cupboards under and chrome taps over, heated chrome towel rail, part tiled walls, tiled flooring, uPVC double glazed opaque glass window.

MASTER SUITE

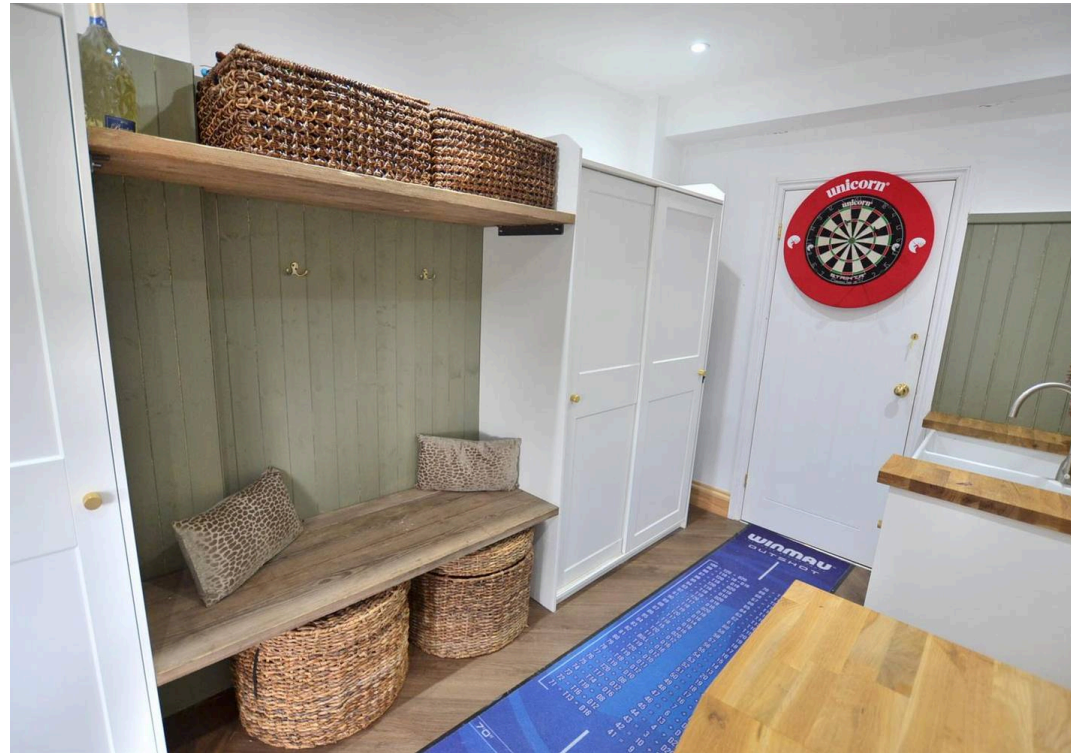
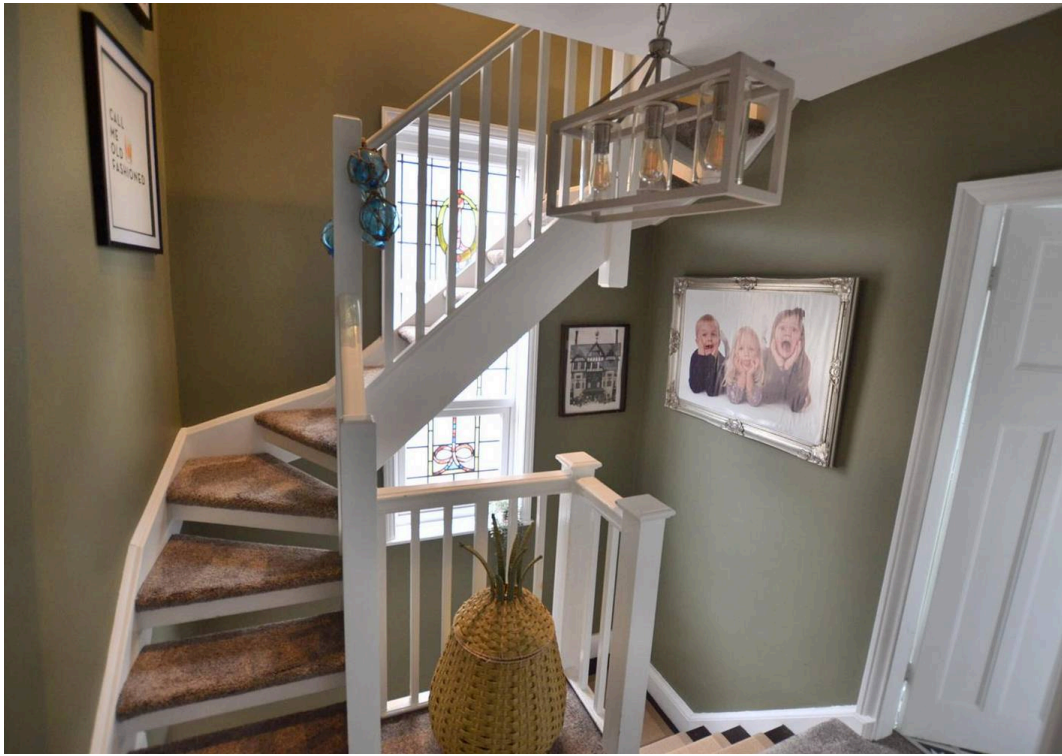
15' 9" x 18' 10" (4.80m x 5.74m)

The top floor opens to the master suite which is yet another particular feature of sale. The bedroom area has a uPVC double glazed window overlooking the garden and open fields to the rear. There is a range of built in wardrobe/cupboards and a dressing area. There is also an en-suite shower space with wood slat screening to a double width hand basin set to a brass effect stand with mixer tap over, there is a low flush wc and a walk-in shower cubicle with opaque glass screening and a drencher shower head and an additional shower head and hose. There is a further uPVC double glazed window overlooking the garden and views to the rear.











Garden

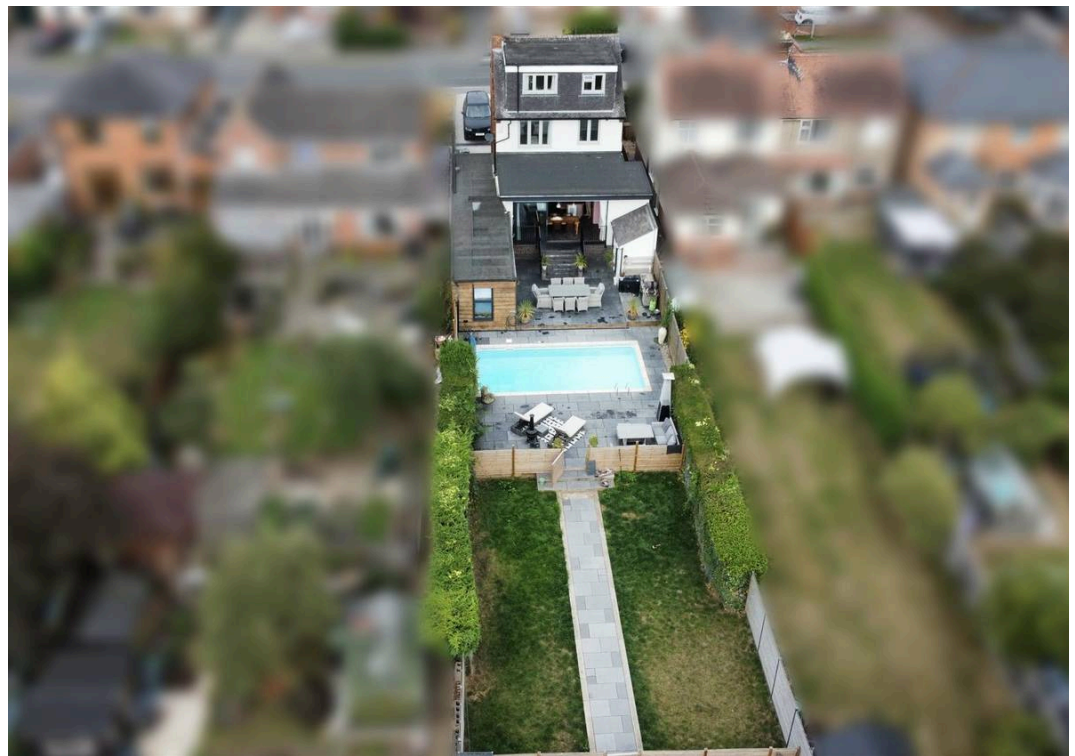
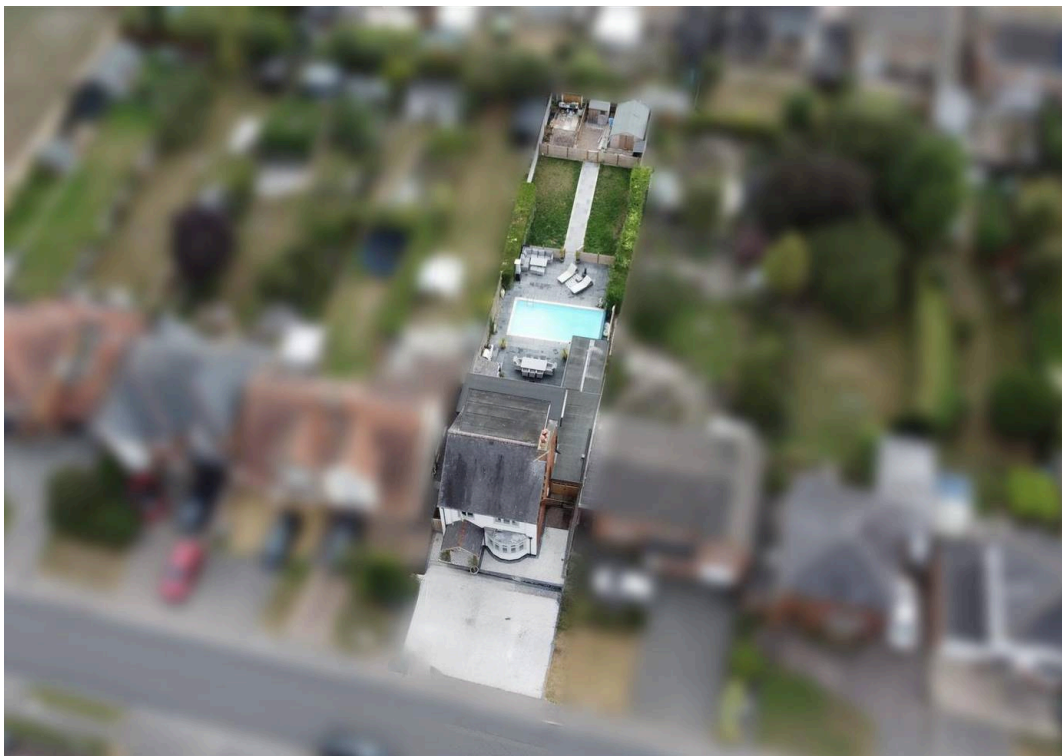
The rear garden offers a fantastic family space with a slabbed slate effect patio areas with central steps leading to the family living kitchen. There is a space allocated for an outdoor kitchen. The central focal point is the outdoor heated pool with further seating areas beyond. The pool is serviced by a pump room refurbished by the current vendors with the addition of an air source heat pump. The garden continued via wood slat fencing to a garden laid to lawn with a central pathway which in turn leads to a working garden with two timber built sheds.

DRIVEWAY

4 Parking Spaces

To the front of the property there is a gravel driveway providing parking.





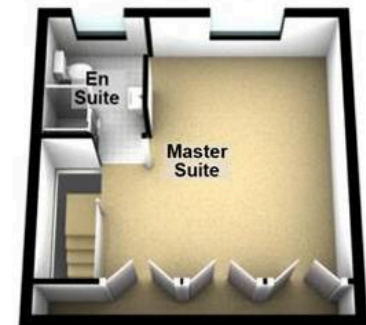
Ground Floor



First Floor



Second Floor





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