



Southfield Avenue, Sileby
Loughborough, Leicestershire, LE12 7WL

Newton Fallowell 

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Loughborough, Leicestershire, LE12 7WL
£280,000**

***** IMMACULATED PRESENTED DETACHED HOME *** THREE BEDROOMS *** DRIVEWAY FOR TWO CARS *****

Newton Fallowell are delighted to present to the market this modern three bedrooomed detached home, being ideally located on the edge of the popular village of Sileby, close to open countryside. Constructed in 2015 to a high specification and benefiting from the balance of the builder's warranty, the property will be perfect for professional couples or families alike.

The internal accommodation comprises in brief; entrance hall, downstairs WC/utility area, well appointed kitchen, open plan lounge/diner with French doors opening to the gardens, first floor landing, three good sized bedrooms and a family bathroom.

Externally to the front there is a driveway affording off road parking for two cars side by side and a gated path leads to the rear gardens which feature a patio area, lawn, raised decking, shrub borders, timber pergolas and a timber shed.

Accommodation

A composite obscure double glazed front door leads into:-



Entrance Hall

Having a mat well, radiator, stairs to the first floor, Karndean style floor and doors to:-

Downstairs WC

Having a Karndean style floor and being fitted with a low flush WC, pedestal wash hand basin, radiator, obscure UPVC double glazed window to the side, worksurface with cupboard over and space for washing machine under.

Kitchen

Having a Karndean style floor and being fitted with a range of contemporary gloss fronted units with complementary work surfaces, inset stainless steel one and a third bowl sink and drainer with mixer over, integrated electric oven and grill, four ring gas hob with stainless steel extractor and splashback, space for dishwasher and fridge/freezer, recessed spotlights and a UPVC double glazed window to the front.

Open Plan Lounge/Diner

Having a Karndean style floor, UPVC double glazed French doors to the garden, two radiators, television point and a large under stairs storage cupboard.

First Floor Landing

Returning to the entrance hall, a staircase rises to the first floor landing, having access to a part boarded loft, UPVC double glazed window to the side, radiator and doors off to:-

Master Bedroom

Having a UPVC double glazed window to the front, radiator, ample space for freestanding wardrobes and a cupboard housing the gas fired central heating boiler.

Bedroom Two

Having a UPVC double glazed window to the rear elevation and radiator.

Bedroom Three

Having a UPVC double glazed window to the rear and a radiator.

Family Bathroom

Being fitted with a panelled bath, tiled shower cubicle, low flush WC, pedestal wash hand basin, chrome heated towel ladder, part tiled walls and an obscure UPVC double glazed window to the side.

Exterior and Gardens

Externally to the front there is a driveway affording off road parking for two cars side by side and a gated path leads to the rear gardens which feature a patio area, lawn, raised decking, shrub borders, timber pergolas and a timber shed.

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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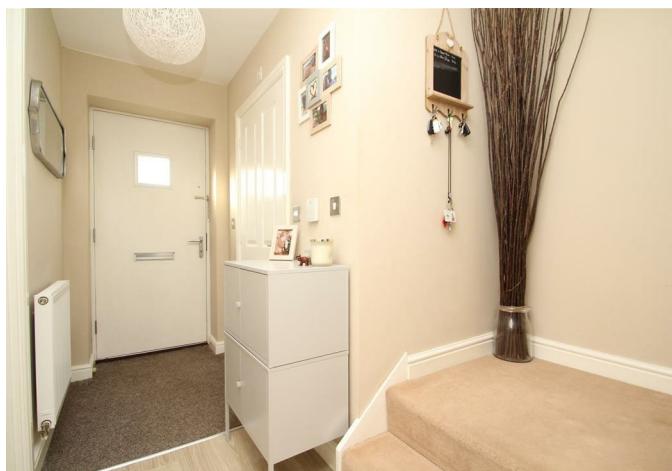
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FLOOR PLANS (if shown)

Floor plan is not to scale but meant as a guide only.



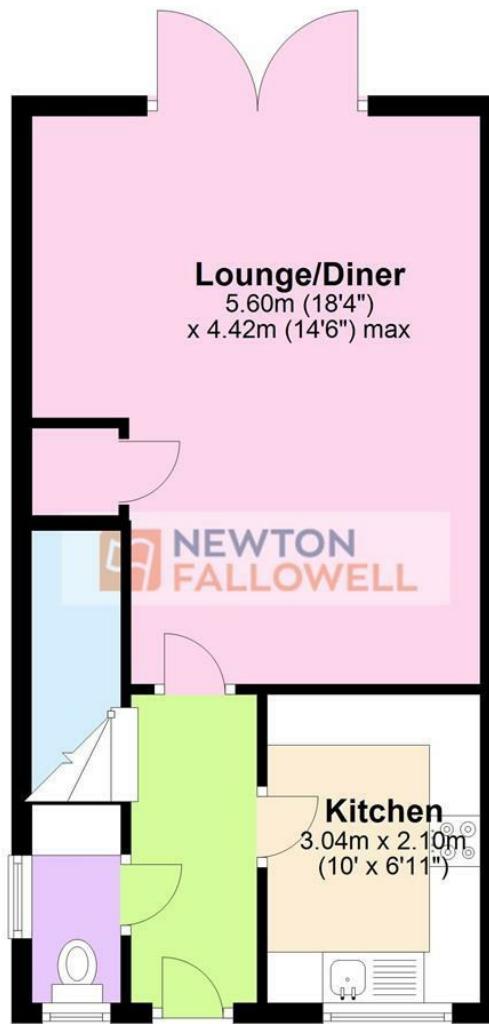




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 37.7 sq. metres (405.5 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



Total area: approx. 76.3 sq. metres (821.3 sq. feet)

