



FOR SALE

3 Bed Detached House in Southfield Avenue, Sileby, LE12 7WL

£325,000



PROPERTY FEATURES

- Better Than A Show Home
- Detached House
- Three Bedrooms
- En-Suite To Master
- Fully Upgraded Main Bathroom
- Cul-De-Sac
- Upgrades & Features Throughout
- Off Road Parking
- No Chain
- Call To View



FULL DESCRIPTION

SUMMARY

*** No Chain *** Modern detached property that is BETTER THAN A SHOWHOME. The current owner has carried out a host of improvements and upgrades that you very rarely see. The property is stunning throughout and comprises entrance hall, lounge, kitchen diner with walk in pantry, downstairs w.c., three good size bedrooms, en-suite to master, fully upgraded family bathroom with four piece suite, front and rear gardens and off road parking. The perfect family home!

ENTRANCE HALL

With stairs off to the first floor, tiled floor with under floor heating, thermostat, security alarm, storage cupboard and radiator.

LOUNGE

17' 10" x 11' 9" (5.44m x 3.58m) With feature media wall, feature fireplace, French doors to the rear garden, radiator and window to the front elevation.

KITCHEN/DINER

18' 4" x 11' 9" (5.59m x 3.58m) Upgraded kitchen comprising base and wall mounted units with complementary work surfaces, island, pantry, range cooker, extractor hood, plumbing for washing machine, sink unit with drainer, French doors to the rear garden, tiled splash backs, windows to the side and front elevation and feature radiator.



Phillips George



WC

4' 10" x 3' 7" (1.47m x 1.09m) Comprising vanity wash hand basin, low flush w.c., tiled splash backs, extractor fan, tiled floor with under floor heating, radiator and window to the front elevation.

LANDING

With spotlights, window to the rear elevation, radiator and access to the loft. the loft is boarded with a drop down ladder.

MASTER BEDROOM

14' 1" x 11' 9" (4.29m x 3.58m) With window to the front elevation and radiator.

ENSUITE

8' 3" x 5' 4" (2.51m x 1.63m) Being fully tiled and comprising double walk in shower, vanity wash hand basin, low flush w.c., tiled splash backs, shaver point, extractor fan, tiled floor, heated towel rail and window to the rear elevation.

BEDROOM

14' 11" x 12' 3" (4.55m x 3.73m) With window to the front elevation and radiator.

BEDROOM

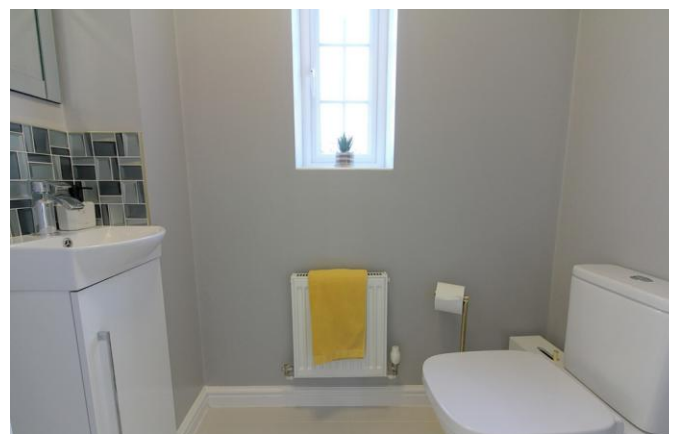
7' 11" x 7' 6" (2.41m x 2.29m) With wood panelling, coving to the ceiling, radiator and window to the side elevation.

BATHROOM

10' 9" x 7' 11" (3.28m x 2.41m) First class bathroom suite comprising oversized bath with built in t.v., shower cubicle, vanity wash hand basin, low flush w.c., fully tiled walls and tiled floor, shaver point, extractor fan, heated towel rail, spotlights, airing cupboard and window to the front elevation.

OUTSIDE

The front of the property has a garden area which is enclosed with hedging and a pathway to the front door. To the side of the property there is a driveway providing off road parking. The rear garden has an outdoor entertaining area with decking, built in BBQ, external power, summer house, lawned area, raised flower beds, gated side access and a fenced surround.

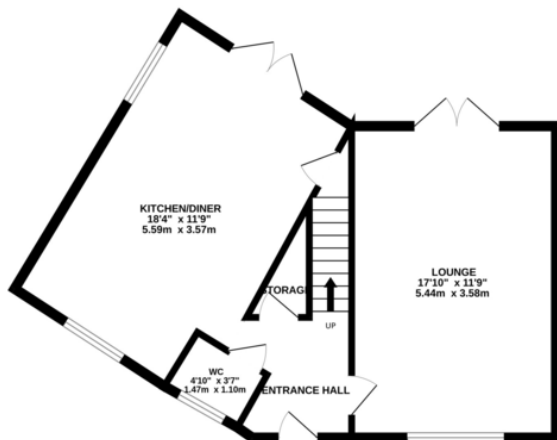




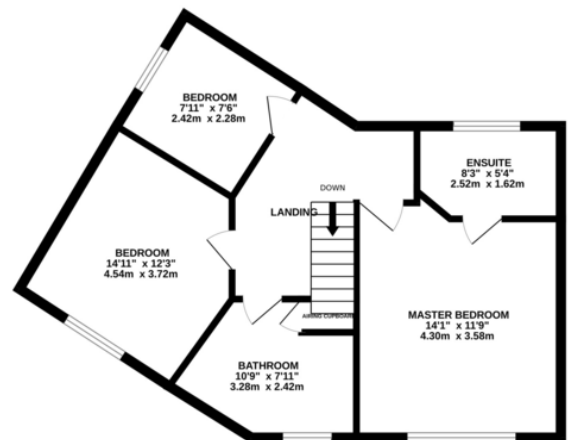
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

