



25 Jenham Drive  
Sileby, Leics LE12 7DP

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## Property at a glance:

- Modern detached home
- Beautifully presented
- Four bedrooms
- Study and lounge
- Large living kitchen diner
- En-suite to master bedroom and family bathroom
- Off road parking
- Single garage
- Landscaped garden to rear

**£339,950**



A beautifully presented modern detached home ideal for a growing family with the hub of the property being the large living/dining kitchen which opens to the garden. There are two further reception rooms and a spacious hall with storage, utility and cloaks/WC off the kitchen. The first floor has four good sized bedrooms, all of which can accommodate a double bed, master en-suite and family bathroom with the gardens, which have been attractively landscaped being another notable feature of this exceptional home.

## GENERAL INFORMATION

Sileby is a popular village location ideally placed for access to the university town of Loughborough which offers a range of amenities to include renowned schooling, the university and colleges as well as a wide range of shopping and recreational pursuits. Sileby is also well placed for the city of Leicester which is a major centre of employment.

The village itself offers a good range of amenities to include shopping for day to day needs as well as various public houses and places of worship.

## EPC RATING

An EPC (energy performance certificate) has been carried out on this property with the resulting rating B. To view the full document, go to [www.EPCRegister.com](http://www.EPCRegister.com) using the postcode to

search.

## FRONTAGE

The property's well maintained frontage has a variety of shrubs and plants for interest and is laid to blue slate chippings for ease of maintenance. A central paved pathway leads to the front door and canopy porch which has an outside light point adjacent and the paved pathway leads across the frontage to the driveway which is situated to the property's right hand side and provides ample off road parking for two or three vehicles. The utility meter boxes are situated to the side of the house and there is a single detached garage which has outside lighting.







### ENTRANCE HALL

3.86m x 1.48m (12'8" x 4'10")

With tiled floor and radiator, ceiling light point and staircase rising to the first floor. Doors give access off to the lounge, study/second reception room and the living dining kitchen at the rear.

### LOUNGE

4.96m x 3.50m (16'3" x 11'6")

A generous main reception room having UPVC double glazed window to the front elevation, double radiator and pendant light point.

### STUDY

2.86m x 2.61m (9'5" x 8'7")

Having a radiator, ceiling light point and UPVC double glazed window to the front elevation. A good size second reception room easily large enough to use as a children's play room or a second sitting room.

### LIVING DINING KITCHEN

5.86m x 3.70m (19'3" x 12'2")

A stunning room providing ample space for both dining and seating as required. The kitchen area has cream base and eye level units in shaker style with contrasting roll edged work-surfaces,

stainless steel sink with drainer and mixer, matching upstands, induction hob and dual oven, splash-back and extractor, in-built fridge and freezer units, pan drawers and integrated dishwasher, multiple low voltage down-lights, tiled flooring throughout, double radiator, pendant light point to the living/dining space, door off to a useful under-stairs store which houses the property's hot water installation, UPVC double glazed French doors with side screens overlooking the beautifully presented gardens and a further door at the side leads off to:

### UTILITY ROOM

1.82m x 1.56m (6'0" x 5'1")

Fitted to match the kitchen with space for a washer dryer, stainless steel sink with drainer and mixer, wall mounted cabinet containing the Logic Heat15 central heating boiler, ceiling light point, extractor, radiator, tiled floor matching the kitchen and composite door with double glazed window inset to the rear elevation. A door leads off to:

### GROUND FLOOR WC/CLOAKS

1.81m x 1.27m (5'11" x 4'2")

With tiling matching the utility room, two piece modern suite comprising close coupled WC with push button flush and wash basin with mixer tap and tiled splash-back, ceiling light point, extractor fan, radiator, ample space for coat/shoe storage.

### FIRST FLOOR LANDING

5.17m x 2m max (17'0" x 6'7" max)

Having a matching balustrade overlooking the stairwell area, ceiling light point, UPVC double glazed window to the front elevation, loft access













hatch and smoke alarm.

### **MASTER BEDROOM**

4.86m x 3.52m max into entrance corridor  
(15'11" x 11'7" max into entrance corridor)  
With a UPVC double glazed window to the front elevation, central heating radiator and ceiling light point with a door then giving access off to:

### **EN-SUITE SHOWER ROOM**

2.51m x 1.17m (8'3" x 3'10")  
With a fully tiled double size shower cubicle with thermostatic shower unit, close coupled WC with push button flush and pedestal wash basin with mono-clock mixer tap, radiator, polished tile flooring, ceiling light point and extractor fan.

### **BEDROOM TWO**

4.20m x 2.88m min (13'9" x 9'5" min)  
Having a three door fitted wardrobe, UPVC double glazed window to the front elevation, ceiling light point and central heating radiator.

### **BEDROOM THREE**

3.64m x 2.51m (11'11" x 8'3")  
Having radiator, UPVC double glazed window to the rear elevation and ceiling light point.



### **BEDROOM FOUR**

3.07m x 2.68m (10'1" x 8'10")  
Having UPVC double glazed window to the rear elevation, ceiling light point and central heating radiator.

### **FAMILY BATHROOM**

2.68m x 2.02m (8'10" x 6'8")  
With a four piece suite having a separate fully tiled shower cubicle, panelled bath with mixer tap, close coupled WC and pedestal wash basin with mono-block mixer tap, double radiator, dado height tiling and floor tiles, ceiling light point and extractor fan, obscure UPVC double glazed window to the rear elevation.

### **DETACHED GARAGE**

The detached garage has a galvanised up and over door to the front, side access door with double glazed window inset, internal lighting and power.

### **REAR GARDENS**

The rear garden is accessed by way of a shared entry between the property and the garage with the immediate rear having a natural stone patio which gives way to a manicured lawn with railway



sleeper edging and well stocked beds with fencing to the boundaries and a very pleasant outlook to the rear elevation. To the rear of the garage is a further space laid to decking with an additional gravelled area. There is an outside light point and water tap to the rear.

### **DIRECTIONS**

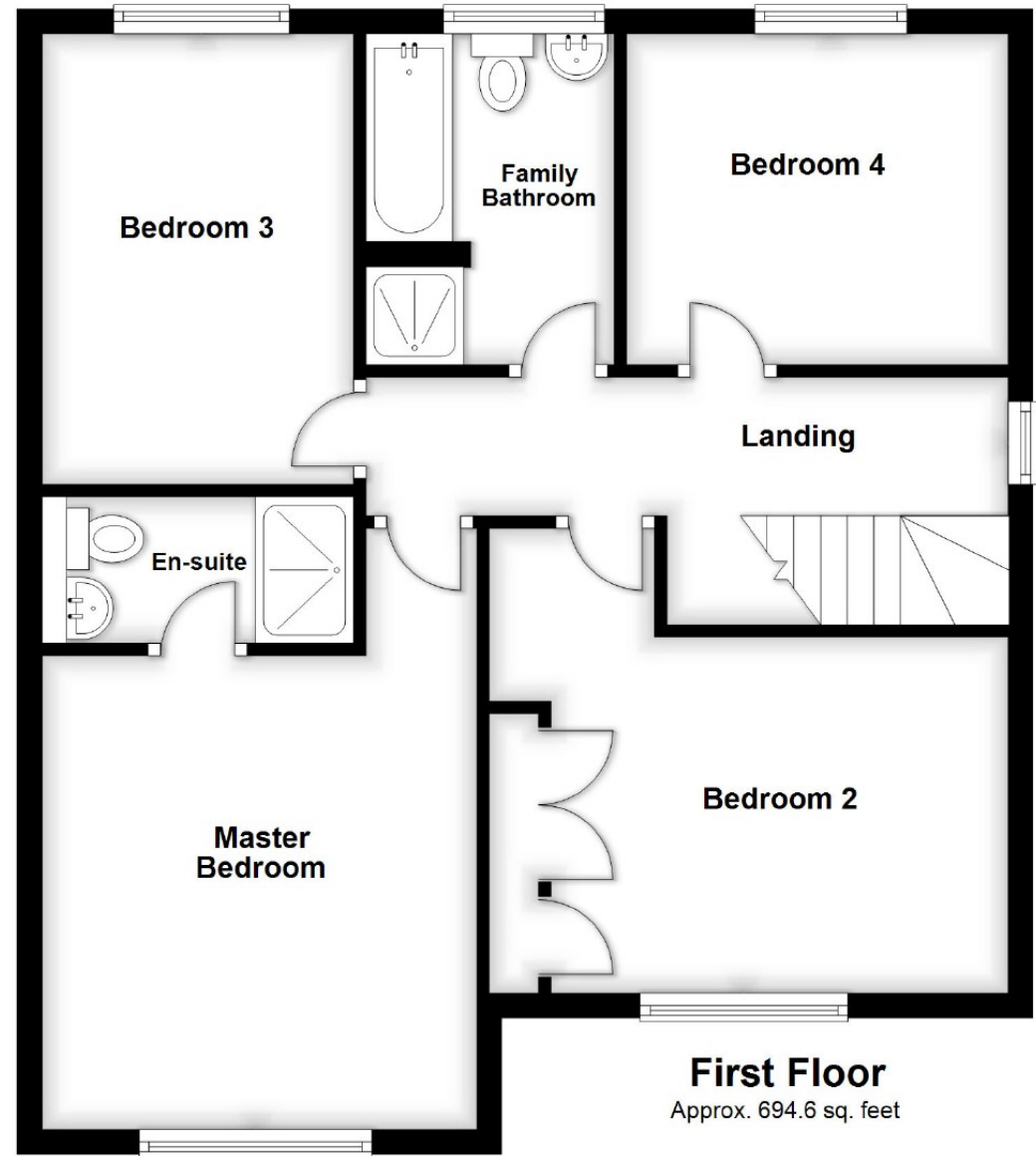
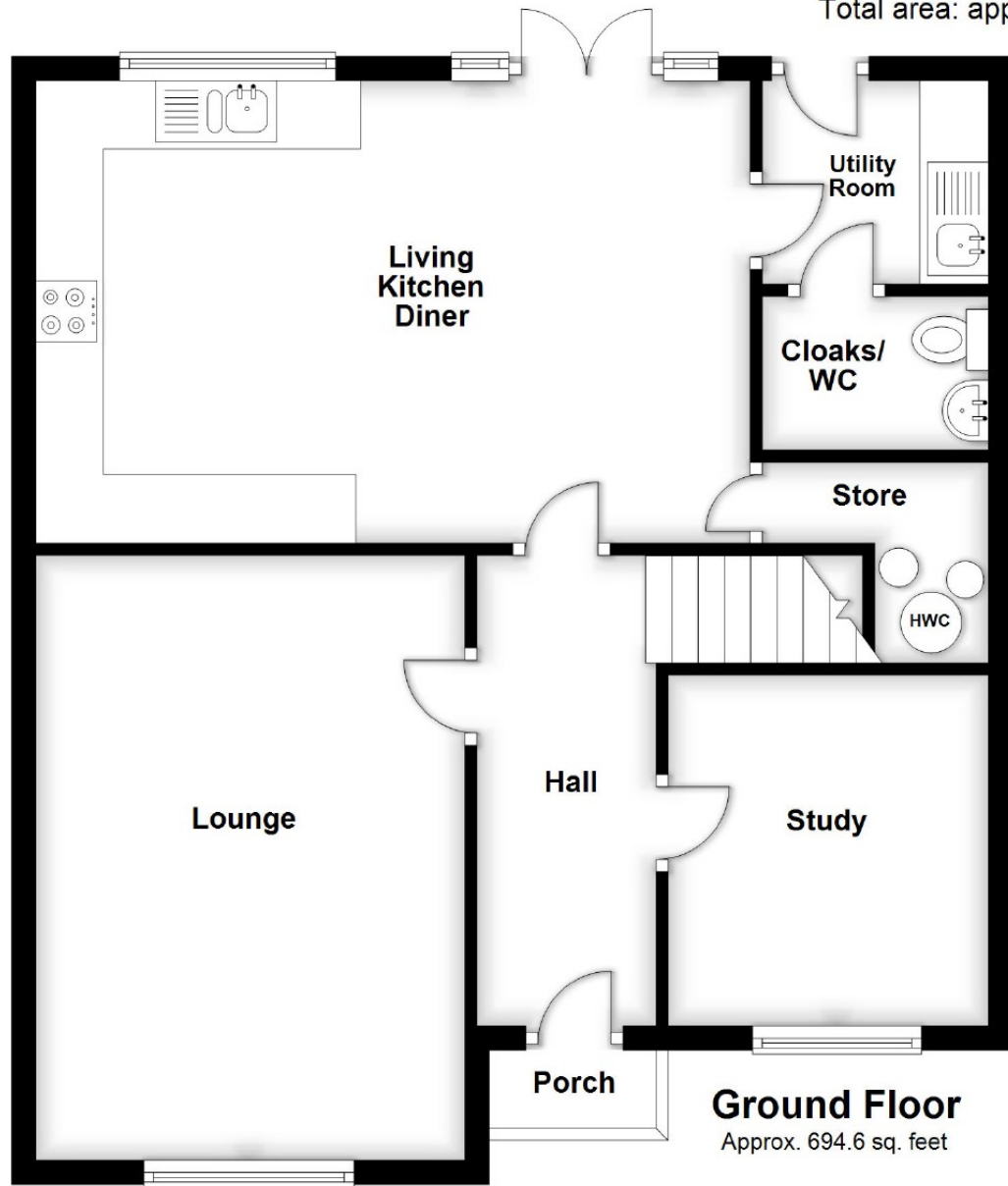
From Sileby village centre proceed out North-East bound on King Street which becomes Seagrave Road. Proceed up the incline for some distance and upon reaching the traffic island just after the crest of the hill, turn right into Jenham Drive. As the road turns to the right and then left the property can be found just thereafter on the right hand side of the road.

### **PROPERTY INFORMATION QUESTIONNAIRE**

The vendor(s) of this property has completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.



Total area: approx. 1389.2 sq. feet



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor.





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