



Strawberry Cottage, The Banks, Sileby, Leics, LE127RE

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### Property at a glance:

- Stunning cottage
- Two double bedrooms
- En-suite to master bedroom
- Stunning bathroom with claw footed bath
- Sitting/dining room
- Lounge
- Spacious dining kitchen
- Home office/occasional third bedroom
- Delightful courtyard garden to rear
- Situated in a sought after location close to amenities

£295,000 Freehold



This simply stunning cottage home is surprisingly spacious and extremely well presented throughout. The property offers three reception spaces including a sitting/dining room, lounge, spacious dining kitchen with ample space for day to day dining and home office/occasional third bedroom, two double bedrooms with master en-suite and a fabulous bedroom bathroom with feature claw footed bath and walk through shower. Delightful courtyard garden and parking to the right hand side. Early inspection essential.

### AREA 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 E. To view the full document, go to [www.EPCRegister.com](http://www.EPCRegister.com) using the postcode to search.

### HALLWAY

With bespoke oak and glazed staircase rising to the first floor, exposed feature beams, coving and doorway at the side with braced oak door to the dining kitchen, open-way at the side into:





### SITTING AND DINING ROOM

4.16m x 3m (13' 8" x 9' 10") Having feature fireplace to the end wall, UPVC double glazed window and double panelled radiator to the front elevation, coved ceiling with light point, solid wide oak plank flooring throughout and an open-way leading rearwards through to the lounge.

### DINING KITCHEN

3.63m x 2.94m (11' 11" x 9' 8") With slate effect tiled flooring, ample room for day to day dining and being attractively fitted with base and eye level units in cream having contrasting wood block work-surfaces, space for Range cooker with over mantle, tiling, display racks and glass fronted cupboards, integrated dishwasher, fridge and freezer units, ceiling down-lights and central heating radiator. The room itself has a dual aspect with UPVC double glazed windows to front and rear elevations.

### LOUNGE

3.69m x 3.24m (12' 1" x 10' 8") With coved ceiling and pendant light point, double radiator and having UPVC double glazed sliding patio doors overlooking the courtyard garden, solid oak latch and brace door leads off to:

### OFFICE/BEDROOM THREE

3.64m x 1.51m (11' 11" x 4' 11") With solid oak plank flooring, matching skirtings, ceiling down-lights, central heating radiator and obscure UPVC double glazed window to the courtyard garden. A flexible room currently in use as a home office but could be used as a third bedroom.

### FIRST FLOOR LANDING

2.98m x 1.88m (9' 9" x 6' 2") With part oak/part glazed feature staircase, loft access hatch, oak floorboards and solid oak braced doors leading off to the following three rooms:

### MASTER BEDROOM

3.70m x 3.63m (12' 2" x 11' 11") With solid oak floorboards, feature chimney breast, coving and pendant light point, central heating radiator and UPVC double glazed window overlooking the courtyard garden, solid oak door leads off rearwards to:

### EN-SUITE SHOWER ROOM

3.58m x 1.43m (11' 9" x 4' 8") Fitted with a modern three piece suite comprising a good sized fully tiled shower cubicle with rain head shower, extractor and down-light, vanity unit with tiling, onset basin and WC with concealed cistern, ceiling down-lights, chrome finish towel radiator and UPVC double glazed window to the side elevation.









## BEDROOM TWO

3.78m x 2.98m (12' 5" x 9' 9") With solid oak floorboards, UPVC double glazed window to the front elevation and central heating radiator. Coved ceiling with light point and internal window to the landing.

## LUXURY BATHROOM

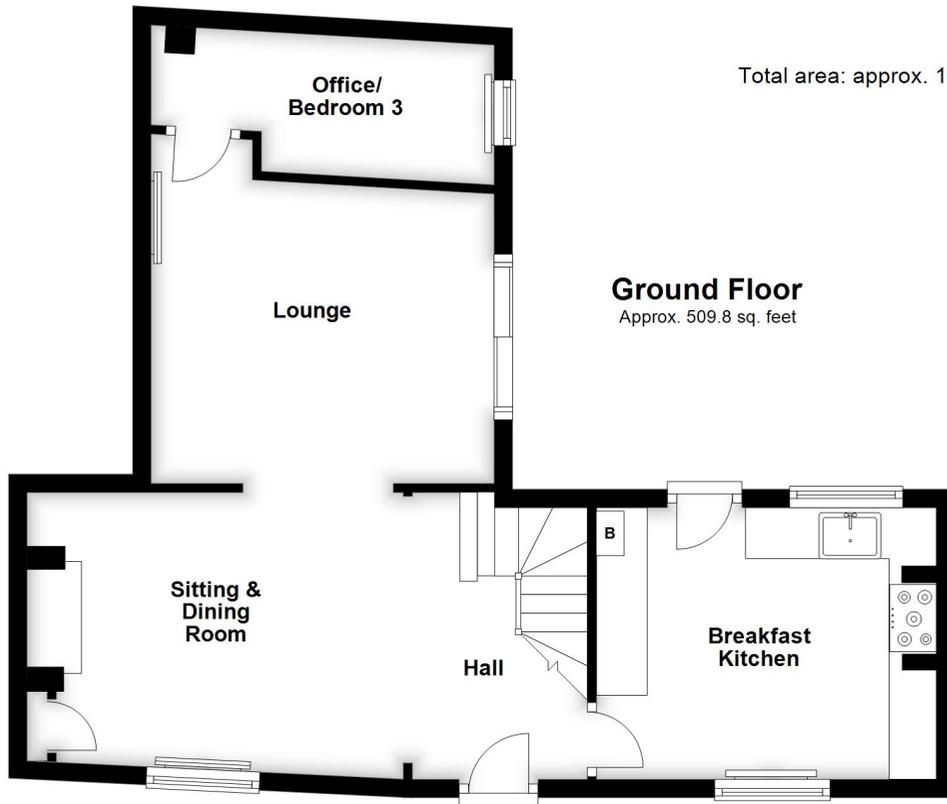
3.71m x 2.97m (12' 2" x 9' 9") Being attractively fitted and having oak floorboards throughout, high level WC with exposed cistern and pull cord flush, vanity wash basin and free standing claw footed bath with mixer and hand shower. The room has a dual aspect with UPVC double glazed windows to front and rear and rising up a step and rearwards is an open-plan walk through shower area with full height tiling, thermostatic shower with rain head, extractor and down-light above, tiling to either side and antique style towel rail/radiator.



## COURTYARD GARDEN

Situated in the elbow of the property, is a beautifully presented and well stocked courtyard garden which enjoys lots of sun throughout the day, being majority south facing and having a gated access-way to the right hand side where upon a single parking space is available. From the garden a canopy porch leads internally to the dining kitchen.





Total area: approx. 1019.6 sq. feet

**Ground Floor**  
Approx. 509.8 sq. feet



**First Floor**  
Approx. 509.8 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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