



**Herrick Close**  
Sileby, LE12 7RL

**£340,000**

# Property Features

---

- VIDEO TOUR AVAILABLE
- FOUR DOUBLE BEDROOMS
- LARGE CONSERVATORY
- SOUTH FACING LANDSCAPED GARDEN
- THREE RECEPTION ROOMS
- INC STUDY/PLAY ROOM
- EN SUITE TO MASTER
- OFF ROAD PARKING

## Full Description

---

TUCKED AWAY IN A QUIET CUL DE SAC, this LOVELY FAMILY HOME HAS MUCH TO OFFER! With THREE RECEPTION ROOMS, including STUDY/PLAYROOM, LARGE CONSERVATORY, and WC to the ground floor, and with FOUR DOUBLE BEDROOMS, master EN SUITE and family bathroom upstairs, there's plenty of space for family living. A BLOCK PAVED DRIVEWAY to the front, and LARGE, SOUTH-FACING landscaped garden to the rear, completes the picture of this SPACIOUS HOME in a small, popular development of similar quality homes.

### ENTRANCE HALL

Front door into entrance hall, radiator, stairs off to first floor and doors to w.c, dining room, play room, kitchen and lounge.

### DINING ROOM

11' 09" (MAX)" x 9' 02" (3.58m x 2.79m)

Radiator and PVCu double glazed bay window to front elevation, overlooking the front garden.

### STUDY/PLAY ROOM

12' 08" x 7' 09" (3.86m x 2.36m)

Two PVCu double glazed windows to the front elevation, radiator, spotlights throughout and under stairs storage for coats and fixture for tumble dryer.

### KITCHEN

11' 08" x 8' 07" (3.56m x 2.62m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated 5 ring gas hob with overhead extractor, integrated electric oven, under counter space and plumbing for both dishwasher and washing machine, radiator, PVCu double glazed window to the rear elevation, looking out to the rear



garden, and PVCu door to the side elevation out to garden.

#### LOUNGE

13' 02" x 11' 08" (4.01m x 3.56m)

Generously proportioned lounge with a feature gas fire, radiator and double sliding doors to rear elevation leading to the conservatory.

#### CONSERVATORY

13' 02" x 12' 10" (4.01m x 3.91m)

Of brick and PVCu double glazed construction with roof vent, tiled flooring and PVCu door to side elevation leading out to the garden and paved patio.

#### W.C

Fitted with a two piece suite comprising close coupled w.c and wash hand basin with storage below. PVCu double glazed window to side elevation and radiator.

#### LANDING

Access to the loft, radiator, doors to all four bedrooms, family bathroom and storage.

#### MASTER BEDROOM

11' 11" x 9' 04" (3.63m x 2.84m)

PVCu double glazed window to the front elevation, radiator, double fitted wardrobes and door to en-suite.

#### EN SUITE

Fully tiled and fitted with a three piece suite comprising back to wall w.c, wash hand basin with storage beneath, and shower cubicle with rainfall shower, chrome ladder style radiator and PVCu double glazed window to the side elevation.

#### BEDROOM TWO

9' 05" x 8' 10" (2.87m x 2.69m)

PVCu double glazed window to the rear elevation and radiator.

#### BEDROOM THREE

9' 03" x 8' 09" (2.82m x 2.67m)

PVCu double glazed window to the front elevation and radiator.

#### BEDROOM FOUR

10' 06" x 6' 05" (3.2m x 1.96m)

PVCu double glazed window to the rear elevation and radiator.



## BATHROOM

Fully tiled and fitted with a three piece suite comprising wash hand basin with storage below, close coupled w.c and bath with shower over. PVCu double glazed window to the rear elevation and chrome ladder style radiator.

## OUTSIDE

To the front of the property is an attractive low maintenance garden with a block paved driveway providing off road parking for two cars. There is gated access on both sides, which leads to the large, south-facing rear garden. This features an extensive patio area with raised beds overlooking the lawn. Leading to an area of artificial grass, vegetable patch and hard standing for two sheds.

## Viewing Arrangements

Please contact Clare, Ben or Katie to arrange your viewing.

## Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

## Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

## Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

## General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

