

Holdings

A Modern Estate Agent



33 Haines Drive, Sileby, LE12 7YU

£340,000

This impressive three-bedroom detached home is located within a popular modern development on the edge of this highly sought-after village. The property offers well-presented accommodation comprising an entrance hall, WC, living room, and an open-plan kitchen/dining room. To the first floor are three bedrooms, including a primary bedroom with en-suite facilities, along with a main family bathroom.

Externally, the property benefits from a well-maintained garden, off-road parking, and a garage positioned alongside the house.

Summary

The property is approached via a canopy porch with wall light and an entrance door leading into a welcoming reception hall. This pleasant open space features wood-effect flooring, a uPVC double-glazed window, radiator, stairs rising to the first floor, and access to the downstairs cloakroom/WC, useful understairs storage cupboard, living room, and the open-plan family living dining kitchen. The cloakroom/WC is fitted with a white two-piece suite comprising a low-flush WC and pedestal wash hand basin with chrome mixer tap, complemented by a radiator, uPVC double-glazed opaque window, and continued flooring.

The living room enjoys views over the rear garden and benefits from uPVC double-glazed French patio doors providing direct access outside, along with a radiator. The impressive open-plan family dining living kitchen offers a versatile and sociable space, clearly defined into kitchen, dining, and sitting areas. The kitchen is fitted with a one-and-a-half bowl sink unit with chrome mixer tap and cupboards beneath, a comprehensive range of wall and base units with roll-edge work surfaces and matching upstands, and a selection of integrated appliances including a gas hob with extractor over, fridge freezer, dishwasher, washing machine and oven. A uPVC double-glazed window provides natural light. The dining area includes a radiator, while the sitting area again features uPVC double-glazed French doors opening onto the rear garden, creating a seamless indoor-outdoor connection, along with an additional radiator.

To the first floor, the landing provides access to three well-proportioned double bedrooms, including the principal bedroom with en-suite facilities, a family bathroom, a good-sized storage cupboard, and a loft access hatch. The principal bedroom enjoys rear elevation views over rooftops and open fields via a uPVC double-glazed window, and features a radiator and access to the en-suite shower room. The en-suite is fitted with a double-width shower cubicle with thermostatic shower, wash hand basin, low-flush WC, radiator, and uPVC double-glazed opaque window.

Bedroom two and three are both double rooms with bedroom three having a built in storage cupboard. The family bathroom is fitted with a modern white three-piece suite comprising a panelled bath with chrome taps and shower over, shower screen, low-flush WC, pedestal wash hand basin, radiator, and uPVC double-glazed opaque window.

Externally, the property occupies a desirable position on a private driveway. To the side, a driveway provides off-road parking and leads to a garage, completing this attractive and well-maintained home. The rear garden is mainly laid to lawn making a great space to enjoy the summer months in!

Disclaimer

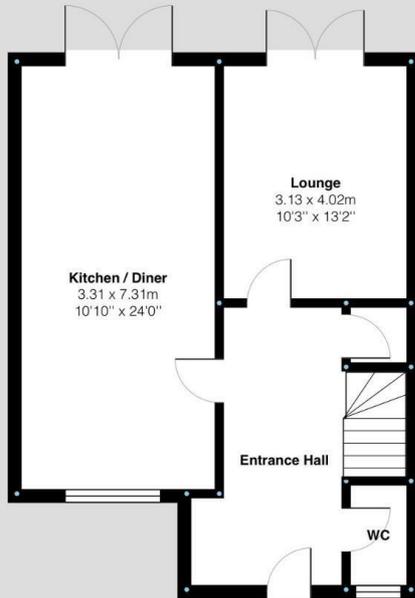
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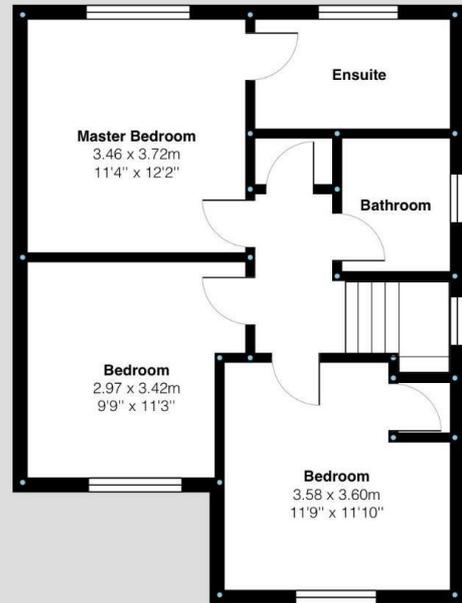
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



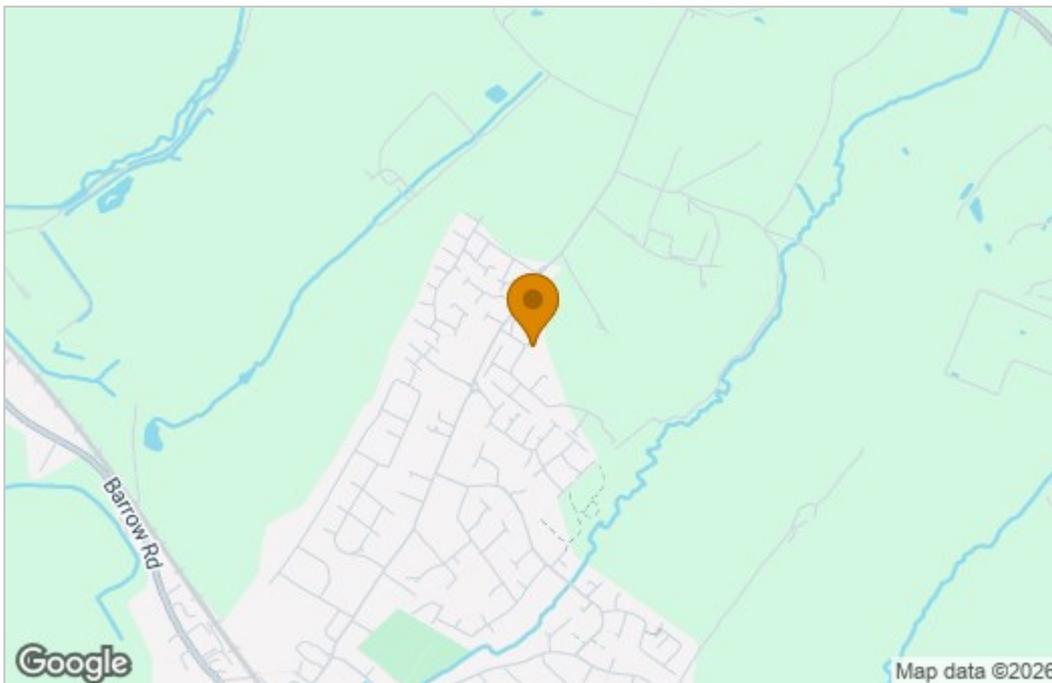
Haines Drive, Sileby
Internal Square Footage: Approx 1119 sq.ft

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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	

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