



OFFERS OVER £210,000
FLAXLAND CRESCENT, SILEBY.





Welcome to this charming three-bedroom semi-detached residence, perfectly positioned on a delightful corner plot in a highly desirable location. Boasting a beautiful front garden and a convenient garage, this property offers a wonderful living experience. With UPVC double glazing and gas central heating, comfort and energy efficiency are ensured throughout the year. Let's take a closer look at what this home has to offer.



Upon entering through the UPVC double glazed entrance door with inset opaque glass window, you step into the inviting porch, featuring cloaks hanging space. From here, a timber entrance door with inset opaque glass panels leads you into the reception hall. The reception hall is both practical and elegant, offering a radiator, a staircase leading to the first floor, and a useful under stairs storage cupboard. A further door grants access to a handy cloaks cupboard with hanging rail and meter, while real wood veneer flooring enhances the space. From the reception hall, you can enter the cozy living room and the contemporary refitted kitchen.

The living room is a bright and comfortable space, benefiting from a UPVC double glazed bow window overlooking the front elevation. Additional features include a radiator, coving on the ceiling, and a delightful feature fireplace with a tiled hearth and back, accompanied by a decorative inset trim and an inset coal effect gas fed fire. The open access to the dining room creates a seamless flow between the two areas. The dining room exudes charm with coving on the ceiling, a radiator, and a convenient serving hatch through to the kitchen. A double glazed sliding patio door connects the dining room to the inviting conservatory, which boasts a brick base and UPVC double glazed construction. The conservatory offers a door to the side elevation and garden, as well as an electric power suspended fan, making it an excellent place to relax and enjoy the outdoor views.

The contemporary refitted kitchen is a chef's dream, equipped with a one and a half bowl Composite single drainer sink unit with a chrome mixer tap over and cupboards under. It also features an ample range of fitted gloss finish units on the wall and base, complemented by stylish chrome bar handles and decorative soft-close drawers. The kitchen's functionality is







enhanced with a roll-edge work surface and tiled surround. Other highlights include a stainless steel gas hob with double electric fan-assisted oven and grill, along with a stainless steel extractor canopy hood. The kitchen further offers an integral dishwasher, space for a tall standing fridge freezer, plumbing for a washing machine, and space for a tumble dryer. The tiled flooring and UPVC double glazed window to the rear elevation create a practical and pleasant environment, while the UPVC double glazed door with an inset opaque glass window provides access to the side elevation.

Moving to the first floor, a landing awaits, leading to three well-proportioned bedrooms and the refitted family bathroom. The landing benefits from a UPVC double glazed opaque glass window on the side elevation, an airing cupboard with storage space, and access to the loft via a pull-down ladder. The family bathroom has been tastefully refitted with a contemporary white three-piece suite, including a panelled bath with chrome taps and a matching electric shower over, accompanied by a glass shower screen. The bathroom also features a low flush w.c and a pedestal wash hand basin with a chrome mixer tap. Elegant floor and wall tiling with decorative inset trim create a sophisticated look, while a heated double-height chrome towel rail adds a touch of luxury. A UPVC double glazed opaque glass window to the rear elevation and a vent ensure ample ventilation.





Externally, the property is set back from the road, offering a driveway for off-road car parking and access to the garage. The front garden is a well-maintained oasis, featuring a hedge to the front boundary, mature ornamental trees, and shrubs. A neatly shaped lawn area with planting borders adds to the visual appeal. Gated access leads to the side of the property, where you will find a low-maintenance slatted and gravelled garden. The side area also provides a personal access door to the garage, which features an up-and-over door, electric lights, power, and a convector heater. A window to the rear elevation enhances natural light in the garage. Beyond the garage, there is a timber-built shed with double doors and a canopy to the side entrance door. The delightful garden continues with two main slatted patio areas and a gravelled section, complete with beautiful planting borders, mature plants, shrubs, and trees. An outside water tap adds to the garden's functionality.

In conclusion, this property presents a fantastic opportunity to acquire a sensibly priced home in a sought-after location. With its lovely front garden, garage, and various desirable features such as UPVC double glazing and gas central heating, this three-bedroom semi-detached residence offers comfortable and modern living spaces. To truly appreciate the accommodation on offer, an internal viewing is essential. Don't miss out on the chance to make this beautiful property your new home.

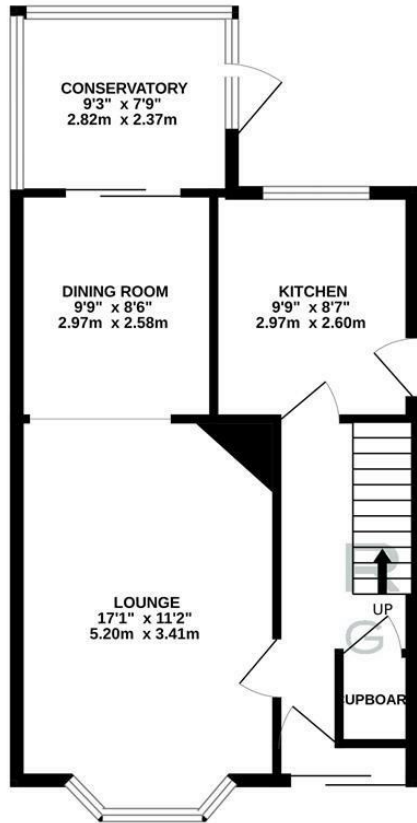


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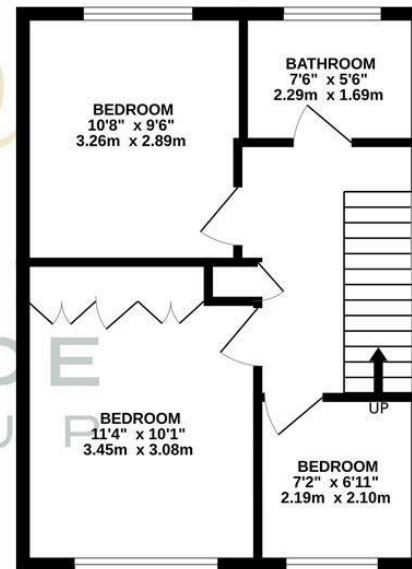


PLOT PLAN FOR GUIDANCE ONLY

GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.5 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.

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