



King Street | Sileby

A vast home set over two floors with annexe space and garaging, located in the popular village of Sileby, being easily accessible to the local shops, hair salons, pubs and amenities. The property offers flexible accommodation with over 2300 square feet of accommodation and must be viewed to appreciate the potential it holds.

- Detached characterful home with versatile accommodation in the heart of Sileby village centre with convenient access to Sileby train station boasting around 2300 square feet of accommodation
- Two storey annexe accommodation with separate access from the main home (ideal for Airbnb business or working from home business)
- Various reception rooms and adaptable layout
- Gated driveway providing off road parking for several vehicles with double garage

LOCATION

Sileby is a particularly well serviced Charnwood village situated around a traditional village centre and offers extensive local facilities including popular pubs and shops. The village is particularly well placed for fast access to Loughborough and Leicester and the M1 at Markfield. Local beauty spots include Swithland Reservoir and Bradgate Park.







GROUND FLOOR

The property is entered into via a welcoming entrance hallway which has a traditional feel. The dining room which is located to the front of the home has a feature fireplace and dual aspect windows. The living room has a cosy feel with open fireplace and attractive surround which opens on to a snug area with doors that open to a side courtyard garden. The kitchen opens onto a family room and utility room and could be potentially knocked through to create a large family dining kitchen, subject to usual consents.

From the snug area you access the generously proportioned games room. The two-storey annexe is located next to the games room. There is a separate entrance into the annexe from the garden area. The annex is self-sufficient with kitchen, shower room and living area to the ground floor and first floor bedroom and w.c.

FIRST FLOOR

A staircase ascends from the hallway to the first-floor landing with the principal bedroom overlooking the front of the home. There are two further double bedrooms. Off the main landing you have the family bathroom which incorporates a bath, shower, wash hand basin and w.c.

OUTSIDE

The generous gated driveway is accessed via Highbridge and offers off road parking for many vehicles. It leads to garaging which also benefits from an upper level. The main gardens sit to the side of the home with various seating areas and has a cottage feel.





King Street | Sileby | Leicestershire



37 King Street, Sileby

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.



