



Strawberry Cottage, The Banks, Sileby

welcome to

Strawberry Cottage, The Banks, Sileby

Offering to the market through our Modern Method of Auction this beautifully presented cottage situation in a sought-after location. Perfect for commuters seeking quick access to London via Sileby train station! Must be viewed to be fully appreciated!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

Entrance into the open hallway via from door, greeted by bespoke oak staircase.

Sitting/Dining Room

13' 6" x 9' 8" (4.11m x 2.95m)

The sitting/dining room offers a feature fireplace, wide oak plank flooring, sash windows to the front, coving to the ceilings and flows seamlessly into the lounge.

Lounge

12' 1" x 9' 6" (3.68m x 2.90m)

The lounge has patio doors out onto the courtyard, oak flooring, coving to the ceiling and a door through to the office

Breakfast Kitchen

11' 9" x 9' 5" (3.58m x 2.87m)

The breakfast kitchen is fitted with quality cream wall and base units, solid oak work surfaces and integrated appliances, partially tiled walls and windows to the front and rear.

Office

11' 6" x 4' 9" (3.51m x 1.45m)

The office is a versatile space and currently serves as a home office but could be used as a third bedroom





Master Bedroom

12' 1" x 11' 9" (3.68m x 3.58m)

The master bedroom has continued oak flooring, coving to the ceiling and door through to the ensuite.

Ensuite

The ensuite offers a modern suite with rain head shower, wc, handwash basing, partially tiled walls and flooring.

Bedroom Two

12' 4" x 9' 7" (3.76m x 2.92m)

The second bedroom has oak flooring, a window to the front and a radiator.

Bathroom

The family bathroom is a standout feature and boasts a free-standing claw footed bath, high level WC with exposed cistern, a vanity handwash basin and a walk-through shower area with antique style fittings.

Outside

Externally, the property offers a charming rear courtyard, a canopy porch leads from the garden into the dining kitchen enhancing the indoor-outdoor flow. Partial new slate roof fitted in September 2025 with 20-year guarantee!



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Character Cottage
- Oak and Glass Staircase

Tenure: Freehold EPC Rating: E
Council Tax Band: B

guide price

£220,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LBH110840 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk