



**King Street, Sileby LOUGHBOROUGH LE12 7NA**

**welcome to**

## **King Street, Sileby LOUGHBOROUGH**

A fantastic opportunity to purchase this first floor apartemetn in the heart of Sileby. Conveniently located within walking distance to Sileby Train Station providing access to major stations such as London St Pancreas. This property must be viewed to be fully appreciated!

### **Entrance**

Entrance to the property is via a upvc double glazed door into the entrance hallway. The entrance hallway has doors to all rooms, laminate flooring, office space, loft hatch with pull down ladder to a loft that is partially insulated but not boarded, storage cupboard and a radiator.

### **Lounge**

15' 7" x 11' 5" ( 4.75m x 3.48m )

The lounge has laminate flooring, gas fireplace, coving to the ceiling, a radiator and a upvc double glazed window to the front elevation.

### **Kitchen**

14' 5" x 12' 1" ( 4.39m x 3.68m )

The kitchen is fitted with a range of base and wall mounted units, French doors that open onto the balcony, the white goods are negotiable, space and plumbing for a washing machine, space for a fridge freezer, space and plumbing for a slimline dishwasher, gas hob, electric oven, porcelain sink with drainer, coving to the ceiling, tiled flooring and a radiator.

### **Bedroom One**

11' 6" x 16' 5" ( 3.51m x 5.00m )

Bedroom one has coving to the ceiling, air con unit, upvc double glazed window to the front and a single glazed window to the rear elevation.

### **Bedroom Two**

10' 4" x 9' 3" ( 3.15m x 2.82m )

Bedroom two has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

### **Bathroom**

The bathroom is fitted with a three piece suite comprising of double shower, low level wc and hand

wash basin set within a vanity unit, bluetooth mirror with light, shaving point, ceiling spotlights and underfloor heating.

### **Outside**

To the front of the property there is a shared pathway. To the rear of the property there is a balcony that is off the kitchen.







***view this property online*** [williamhbrown.co.uk/Property/LBH115589](http://williamhbrown.co.uk/Property/LBH115589)



welcome to

## King Street, Sileby LOUGHBOROUGH

- Upper Floor Flat
- Two Well-Proportioned Bedrooms
- Close Proximity to Sileby Train Station
- Refitted Kitchen
- Private Balcony

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£169,950**



Total floor area 80.6 m<sup>2</sup> (867 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

  
william  
h brown

view this property online [williamhbrown.co.uk/Property/LBH115589](http://williamhbrown.co.uk/Property/LBH115589)



Property Ref:  
LBH115589 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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](mailto:loughborough@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**