

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

Sinclair



16a High Street, Sileby, Leicestershire, LE12 7RX

New Price £249,000

01509 812777 [sinclairstateagents.co.uk](http://sinclairstateagents.co.uk)



## Property at a glance

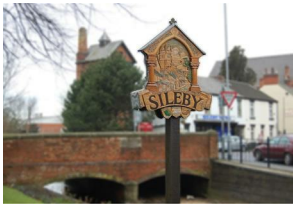
- Individual Character Cottage Style
- Walk-In Wardrobe To Master
- Courtyard Style Garden
- Council Tax Band\*: C
- Three Bedrooms
- Re-fitted Bathroom
- Excellent Transport Links
- Price: £249,000

## Overview

Part of the old Malt House and 'The Maltings' development stands this truly individual character cottage style residence situated in the heart of this popular Charnwood village with excellent transport links including train station. The modernised accommodation retains charm and character and comprises entrance lobby, hall, refitted cloaks/ WC, living room, dining kitchen, three bedrooms with a walk in wardrobe to the master, and re-fitted bathroom. Outside there is a courtyard style garden and access to the parking.

## Location\*\*

Sileby is a former industrial village and civil parish in the Soar Valley in Leicestershire, between Leicester and Loughborough. The village has a station on the Ivanhoe Line, and trains run regularly to Leicester, Loughborough, Nottingham and Lincoln. There are well established sporting clubs and facilities for Cricket, Football, Tennis and Lawn Bowls, Rugby, Baseball and Shooting amongst others. The village has undergone change over the last few years with the High Street and nearby King Street enjoying a number of shops, mini supermarket, a café, gift shop, hairdressers, beauticians and various pubs & social clubs. There are two main primary schools and a choice of nurseries. Nearest Airport: East Midlands (13.9 miles). Nearest Train Station: Sileby. Nearest Town/City: Loughborough (4.5 miles). Nearest Motorway Access: M1 (J23)



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



16a High Street, Sileby, Leicestershire, LE12 7RX

Sinclair

## Detailed Accommodation

Timber entrance door through to the entrance porch.

### ENTRANCE PORCH

The entrance porch has a solid oak panel door accessing the main living room.

### LIVING ROOM

15'7" x 14'7" (4.75m x 4.45m)

Double glazed sash windows to the front elevation with fitted shutter blinds, radiator, exposed feature beam ceiling, Nest thermostat, engineered oak flooring and solid oak panel door through to the inner hallway. Electric meter (which is covered by the current Vendors own furniture)

### INNER HALLWAY

The inner hallway has a balustrade staircase accessing the first floor, radiator, under stair storage cupboard with electric light and further oak doors with stylish handles accessing the downstairs cloaks / WC and open plan dining kitchen.

### DOWNSTAIRS CLOAKS / WC

This generously proportioned cloakroom has been refitted by the current Vendor with an oversize stainless steel sink unit with chrome swan neck style mixer tap over and separate handheld shower attachment, work surface with matching up stand and under storage with shelving and cupboards. There is tiled walls, continued tiled flooring from the hallway and heated chrome towel rail.

### OPEN PLAN DINING KITCHEN

15'6" x 10'8" (4.72m x 3.25m)

One and a half bowl single drainer Franke sink unit with chrome swan neck style mixer tap over and cupboards under, range of fitted units to the wall and base with a work surface and matching up stand. range of integral appliances including: stainless steel gas hob with extractor canopy hood over and oven under, fridge and freezer and washer dryer. Tiled flooring to the dining area, radiator, inset spotlights to ceiling and re-fitted composite stable style door accessing the garden. Double glazed sash style window to the rear elevation overlooking the garden.

### ON THE FIRST FLOOR

On the first floor a landing has oak doors giving way to three bedrooms and a refitted bathroom. Loft access hatch with pull down ladder and a Nest thermostat.

### BEDROOM ONE

14'7" x 10'5" (4.45m x 3.18m)

(Not including room entry and walk-in wardrobe / cupboard)

Sash style double glazed window to the front elevation with fitted shutter blinds, radiator and walk-in wardrobe / cupboard.

### WALK-IN WARDROBE

The walk-in wardrobe has laminate flooring, bespoke shelving and hanging rails and motion sensor lighting.

### BEDROOM TWO

10'10" x 7'8" (3.30m x 2.34m)

Double glazed sash style window to the rear elevation with fitted shutter blinds and radiator.

### BEDROOM THREE

10'9" x 5'10" (3.28m x 1.78m)

Double glazed sash style window to the rear elevation with fitted shutter blinds, radiator and engineered oak flooring

### RE-FITTED BATHROOM

The bathroom has been refitted with a panel bath, chrome mixer tap and thermostatic shower over, shower screening, vanity unit surmounted by a wash hand basin with storage under and chrome mixer tap over, shower point and low flush WC with concealed cistern push button flush. There is a fitted mirrored cabinet with touch activated lighting. Tiled flooring and tiled walls, inset spotlights to ceiling and heated chrome towel rail.

### OUTSIDE

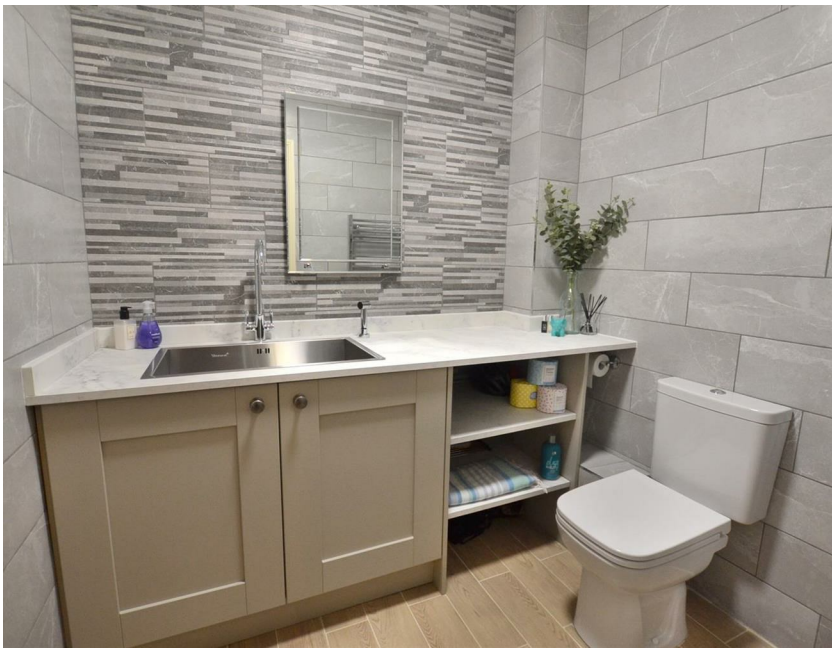
To the outside of the property is a courtyard style garden with artificial grass and a contemporary styled pergola seating area with natural stone slabbing. There is gated access leading to the block paved parking for two cars.



16a High Street, Sileby, Leicestershire, LE12 7RX

Sinclair





16a High Street, Sileby, Leicestershire, LE12 7RX







16a High Street, Sileby, Leicestershire, LE12 7RX

Sinclair

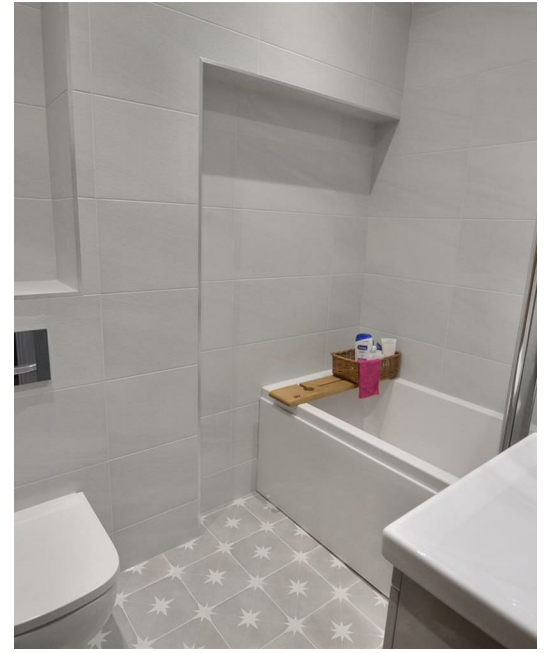




16a High Street, Sileby, Leicestershire, LE12 7RX

Sinclair

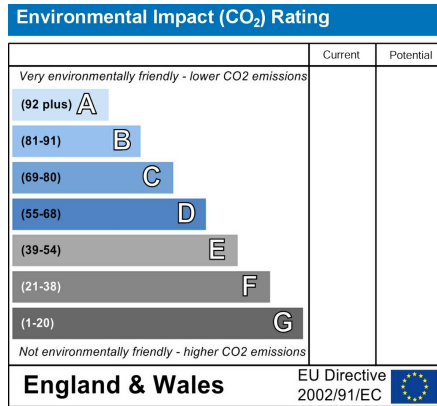
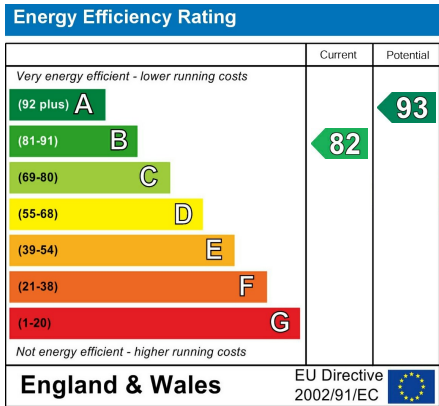




16a High Street, Sileby, Leicestershire, LE12 7RX

Sinclair





### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Tenure

We are advised by the vendor(s) that the premises are Freehold

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

# Sinclair

Thinking of Selling?  
For a free valuation of your property with no obligation  
call Sinclair on 01509 812777



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.  
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

15 High Street, Sileby, Leicestershire, LE12 7RX  
Tel: 01509 812777  
Email: [sileby@sinclairestateagents.co.uk](mailto:sileby@sinclairestateagents.co.uk)