



22 Swan Street, Sileby, Leicestershire, LE12 7NW

£149,950

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## Property at a glance

- Village Centre
- Lean To/ Utility Area & Store
- UPVC double glazing
- Council Tax Band\*: A
- Two Reception Rooms
- Converted Loft room
- Gas Central Heating
- Price: £149,950

## Overview

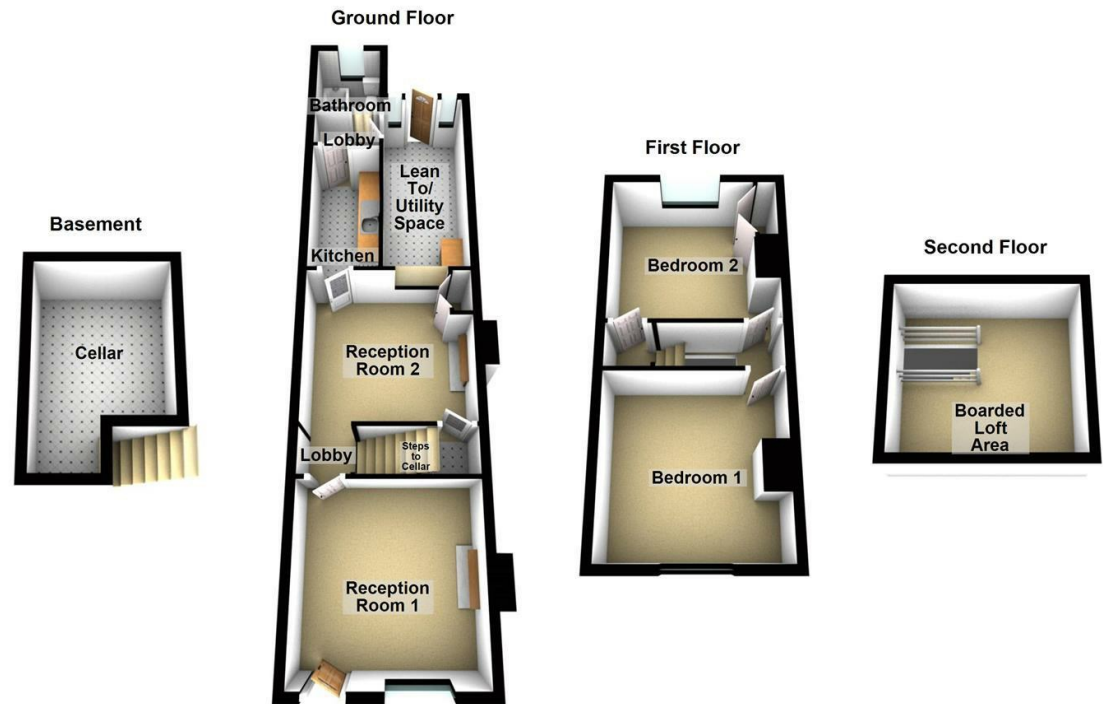
An ideal property for the first time buyer or investor. The property is located in the centre of the village close to amenities and comprises two reception rooms, kitchen, bathroom, a covered utility room, two double bedrooms and a converted loft / hobby room with window, light and power. The property requires cosmetic improvement. There are gardens to the front and rear.

## 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 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.



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## Detailed Accommodation

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Entrance door through to reception room one / Living room

#### Reception Room One

12'0" x 12'0" back at sides of chimney breast (3.66m x 3.68m back at sides of chimney breast)

UPVC double glazed window to the front elevation, fire place with hearth back, wooden sides and over mantle and inset gas coal effect fire. Wooden effect laminate flooring, radiator and door accessing the inner lobby.

#### Inner Lobby

Stairs accessing the first floor and open access to reception room two.

#### Reception Room Two

12'4" x 11'1" to the side of chimney breast (3.76m x 3.38m to the side of chimney breast)

Built-in wood strip cupboards to the sides of chimney breast and an inset decorative period style open fireplace and grill. Radiator and door through to the kitchen. There is access to a vaulted cellar. It should be noted that the cellar can be prone to water ingress depending on water table levels.

#### Kitchen

9'11 x 4'6 (3.02m x 1.37m)

Stainless steel sink unit chrome mixer tap over and matching drainer, gas cooker point base level units, tiled splash backs, roll edge work surface, radiator, laminate flooring, UPVC double glazed window to side elevation with open access to a rear lobby.

#### Rear Lobby

With access to the bathroom and a covered utility room.

#### Shower Room

White three piece suite comprising shower cubicle, low flush W.C pedestal wash hand basin, tiled walls, UPVC opaque double glazed window to the rear elevation.

#### Lean To/ Utility Area & Store

15'6 x 6'2 (4.72m x 1.88m)

Brick and concrete slab floor, outside water tap, electric light and power. Covered UPVC

roof and UPVC double glazed door and windows to the rear accessing the garden. Roll edge work top, base and eye level units and plumbing for a washing machine.

### First Floor

Landing gives way to two double bedrooms.

#### Bedroom One

12'3 x 12'1 back at side of chimney breast (3.73m x 3.68m back at side of chimney breast)

UPVC double glazed window to the front elevation, radiator.

#### Bedroom Two

11'1 x 10'9 (front of wardrobe / cupboard) (3.38m x 3.28m (front of wardrobe / cupboard))

Double fitted wardrobe / cupboard, double glazed window to the rear elevation, radiator. Door accessing the loft room with fixed ladder.

### Converted Loft / Hobby Room

11'9 x 11'1 (some restricted head height and incl (3.58m x 3.38m (some restricted head height and incl))

Double glazed skylight window, electric light and power, hatch accessing the eaves storage. The room is carpeted and offers a very useable and useful space.

### Outside

To the front there is a brick walled boundary with small fore garden. Side access leading to an alleyway which in turn leads to the rear (with easement across neighbouring property). To the rear of the property there is an enclosed garden with timber decking area, a pathway and a lawn garden beyond and a further crazy paved patio seating area to the rear of the plot. Timber screen fencing and brick walled boundaries. Please note there is no right of way across the garden of this property.





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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

## 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

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