

The Sinclair Estate Agents logo, featuring the word "Sinclair" in white serif font on a dark blue rectangular background.A photograph of a two-story red brick house with white-framed bay windows. The house is situated in a residential area with a grassy yard, a wooden fence, and a black car parked on the left. A green garage is visible in the background. The sky is overcast.

Sinclair

15 Charles Street, Sileby, Leicestershire, LE12 7RH

Guide Price £125,000

01509 812777 sinclairestateagents.co.uk

Property at a glance

- Semi Detached House
- Driveway and Garage
- Popular Location
- Council Tax Band*: B
- Two Bedrooms
- Requires Modernisation
- Freehold and Vacant Possession
- Price: £125,000

Overview

AUCTION DATE: Thursday 29th May 2025 @ 9.00am

Guide Price £125,000 (plus fees)

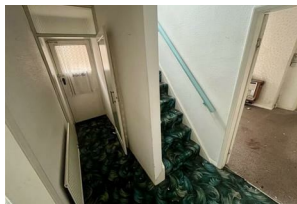
A bay fronted, 2 bedroom, semi detached property in need of modernisation.

The property stands on a good size plot with garden to front offering potential for parking, shared driveway to a single garage and good size garden to the rear offering scope for extension, subject to permissions.

Benefitting from gas central heating and a combination UPVC and SUDG windows.

Hallway, two reception rooms, kitchen, landing, 2 bedrooms, bathroom, attached store and w.c along with driveway and garage.

Location**



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



TOTAL FLOOR AREA: 1177 sq.ft. (109.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Detailed Accommodation

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Hallway, two reception rooms, kitchen, landing, 2 bedrooms, bathroom, attached store and w.c along with driveway and garage.

Well placed in the ever popular village of Sileby. The village offers a great selection of amenities as well as Train Station.

An ideal family home or investment opportunity.

HALLWAY

With radiator and stairs off.

LIVING ROOM

12'4" x 12'3" (3.76m x 3.75m)

With two radiators, gas fire and bay window to front aspect.

DINING ROOM

12'3" x 10'5" (3.75m x 3.20m)

Having Radiator, gas fire, understairs cupboard and window to side.

KITCHEN

10'0" x 6'4" (3.05m x 1.95m)

With base and wall units, sink, radiator. Door to rear and window to side.

LANDING

With loft access and window to side.

BEDROOM ONE

12'9" x 12'3" (3.90m x 3.75m)

With radiator and bay window to front.

BEDROOM TWO

10'4" x 9'3" (3.15m x 2.84m)

With radiator, built in wardrobe and window to rear.

BATHROOM

With 3 piece suite comprising low flush w.c. wash hand basin and panel bath with electric shower over. Radiator, airing cupboard and window to rear.

OUTSIDE

Garden to front, offering potential for more parking. Side shared driveway leading to - SINGLE GARAGE 4.90m x 2.65m. Good size rear garden with lawn, greenhouse and timber shed. Brick store and w.c. attached to the rear of the house.

Construction Material

Solid brick, as built, no insulation (assumed). Information taken from EPC.

Draft Sales Details

These sales details are awaiting vendor approval.

Tenure:

Freehold. Vacant possession upon completion.

Utilities Information

Heating Supply: Double Glazing, Gas Central

Electric Supply: Mains Supply

Water Supply: Private Supply

Sewerage Arrangements: Mains Supply

Parking Arrangements

Garage, Driveway

Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

• 5% deposit (subject to a minimum of £5,000)

• Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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

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.

Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found at www.sinclairestateagents.co.uk/referral-fee-disclosure

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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.

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