



60a King Street, Sileby, Leicestershire, LE12 7NA

£169,950

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



## Property at a glance

- Generously Proportioned Apartment
- Central Village Location
- High Quality Shower Room
- Refitted Dining kitchen
- Balcony Area
- Open Study/Landing
- Council Tax Band\*: A
- Price: £169,950

## Overview

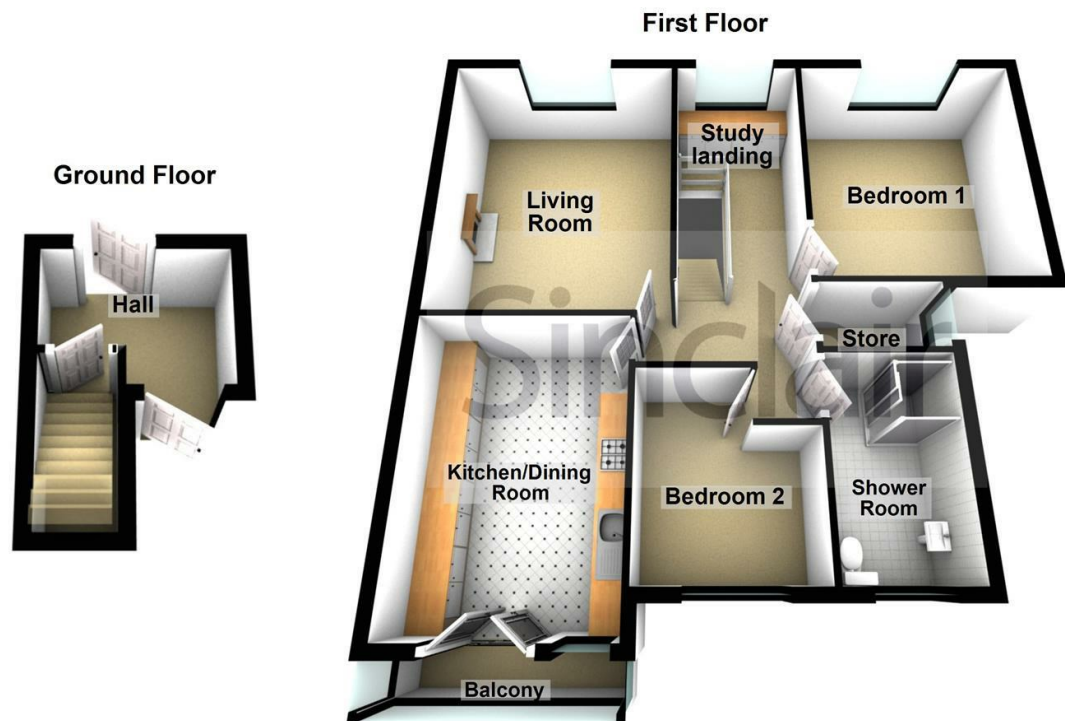
This unique and spacious apartment which is part of a converted period residence and although requiring some cosmetic finish has been greatly improved by the current vendor with refitted dining kitchen(with balcony) a refitted high quality shower room, in addition to being re roofed. Further internal accommodation comprises Living room, two double bedrooms and an open study/landing. The roof space offers additional scope for conversion (subject to necessary planning/regulations.) The property is central to the village amenities and close by for the train station accessing Loughborough, Leicester and Nottingham

## 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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Period entrance door with inset opaque and stained glass windows through to the entrance lobby.

### ENTRANCE LOBBY

the entrance lobby has refitted entrance door with stairs leading to the apartment. There's a generously proportioned open study landing measuring 19ft in length with the study area 6'8 x 5'4 with uPVC double glazed window. Radiator, period paneled doors accessing the Living room , the re fitted dining kitchen with balcony (fitted in March 2023) two double bedrooms, refitted shower room (February 2024) a 6 ' x 3'5 store room with cloaks hanging space, radiator & window. From the Landing there is a pull down ladder leading to a generous proportioned loft space with two skylight windows. The property was re roofed in 2017/2018 and could lend itself for further conversion subject to gaining the necessary building regulations .

### LIVING ROOM

11'6 x 15' (side of chimney breast ) (3.51m x 4.57m (side of chimney breast ) )  
uPVC double glazed window, radiator, gas fed contemporary fire.

### REFITTED DINING KITCHEN

14'7 x 12 (4.45m x 3.66m )  
The generously proportioned dining kitchen fitted with one and a half bowl single drainer, porcelain sink unit with chrome swan neck style mixer tap over and cupboards under. There is an ample range of fitted units with soft close features to the wall and base, wood effect roll edge worksurface , plumbing for a slimline dishwasher, plumbing for washing machine, 5 ring gas hob, electric oven and further under counter space for additional appliances, wine rack, radiator, uPVC double glazed window and uPVC double glazed French doors accessing the refurbished balcony area. The balcony has a decking finish with chrome and glass safety surround. The balcony offers a pleasant outdoor space .

### BEDROOM ONE

15'3 x 11'6 (including wardrobe/cupboards) (4.65m x 3.51m (including wardrobe/cupboards) )  
uPVC double glazed window, radiator, wardrobe/cupboard space and further window to the rear elevation.

### BEDROOM TWO

10'5 x 9' 3 (overall measurment) (3.18m x 2.74m 0.91m (overall measurment) )  
L Shaped room , section one 6'11 x 4, section 2 10'5 x 5' 4 uPVC double glazed window and radiator.

### SHOWER ROOM

The shower room has been fitted to a high quality finish with a 5'8 walk in shower with drencher shower head, additional shower head and hose. Chrome fittings and aqua boarding to the whole room, low flush w.c and a vanity unit surmounted by a wash hand basin with chrome mixer tap over, cupboards under and finished with a marble top, contemporary styled, radiator, uPVC double glazed opaque glass window . Under floor heating.

### SPECIAL NOTE TO PURCHASERS

It should be noted by prospective purchasers that the general upkeep of common areas including the roof is a shared responsibility to 60A and 60b King St. The roof was replaced in 2017/2018.

### TENURE

Tenure , we are advised by the vendor that the property is held share of freehold

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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>		
(69-80) <b>C</b>		
(55-68) <b>D</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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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.

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