



84 King Street, Sileby, Leicestershire, LE12 7NA

£170,000

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Property at a glance

- No Upward Chain
- Three Bedrooms
- Village Centre Location
- Council Tax Band*: A
- Accommodation on 3 Floors
- Downstairs WC
- Close To Train Station
- Price: £170,000

Overview

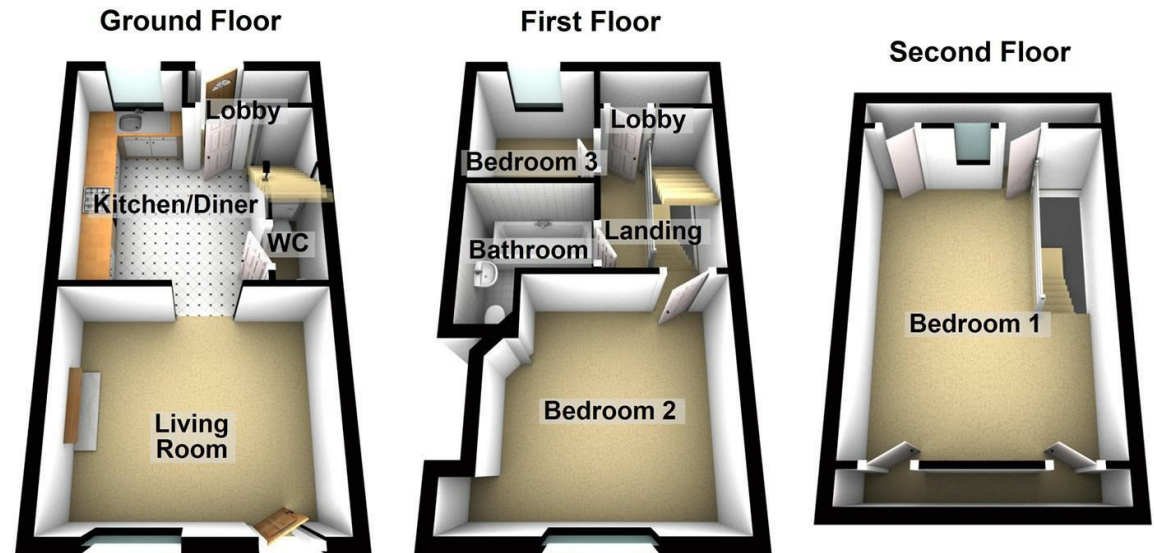
Ideally located with ease of access to the train station and village centre this three storey period property offers ideal accommodation for the first time buyer and has been successfully let in the past. The property benefits from uPVC double glazing and gas central heating and in brief comprises: living room, fitted dining kitchen, downstairs cloakroom / WC, rear lobby and on the first floor a landing gives way to two bedrooms and a bathroom and on the top floor there is a generously proportioned loft bedroom. There is an outside space and store. The property is offered with no upward chain.

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.



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Detailed Accommodation

uPVC double glazed entrance door with inset half moon window through to the living room.

LIVING ROOM

12'8" x 10'10" (3.86m x 3.30m)

(To the side of chimney breast)

uPVC double glazed window to the front elevation, radiator and door accessing the dining kitchen.

DINING KITCHEN

12' x 9'10" (3.66m x 3.00m)

(Maximum measurements)

The dining kitchen has been fitted with a single drainer stainless steel sink unit with chrome mixer tap over and cupboards under, fitted units to the wall and base, roll edge work surface and matching up stand. Tiled splash back, stainless steel gas hob with oven under, wall mounted and concealed combination gas fed boiler, plumbing for washing machine and under unit space for fridge and freezer, tiled flooring, radiator, uPVC double glazed window to the rear elevation, under stairs storage cupboard, door accessing a rear lobby and downstairs cloakroom / WC.

DOWNSTAIRS CLOAKROOM / WC

The downstairs cloakroom / WC is fitted with a white two piece suite comprising: low flush WC, corner wash hand basin with cupboards under and chrome mixer tap over.

REAR LOBBY

The rear lobby has continued tiled flooring from the dining kitchen, stairs accessing the first floor, cloaks hanging space and uPVC double glazed door with inset windows accessing the garden.

ON THE FIRST FLOOR

The first floor landing has a radiator, panel doors giving way to two bedrooms and bathroom. Door accessing a further lobby area with stairs leading to the converted loft bedroom.

FRONT BEDROOM TWO

11'10" 10'11" (3.61m 3.33m)

(To the front of chimney breast)

uPVC double glazed window to the front elevation. Radiator.

BATHROOM

The bathroom is fitted with a modern white three piece suite comprising: panel Jacuzzi spa bath with centre mounted chrome taps and faucet. Thermostatic shower over, shower screening, vanity unit surmounted by a wash hand basin with cupboards under and mixer tap over, low flush WC with push button flush, tiled flooring and heated towel rail.

BEDROOM THREE / OFFICE

6'7" x 6'4" (2.01m x 1.93m)

uPVC double glazed window to the rear elevation. Radiator.

SECOND FLOOR

The top floor opens to a generously proportioned bedroom space measuring 16' x 11'3" (Including stair recess and with some restricted head height)

Double glazed velux window and roof scape views across Sileby, eaves storage, beams to ceiling and radiator.

OUTSIDE

The property has a rear garden space which is laid to lawn and currently has a fence to the rear boundary only, there is a shared pathway (easment) giving access for the row of properties to the front. There is an outside brick built store.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Fixture & Fittings

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Special Note To Buyers

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

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