



Sinclair

81 Charles Street, Sileby, Loughborough, LE12 7SH

£207,500

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Property at a glance

- Beautifully Maintained Home
- Landscape Garden
- Ideal First Time Purchase
- Council Tax Band*: B
- Re-fitted Kitchen & Bathroom
- Garage In Block With Power
- Two Bedrooms
- Price: £207,500

Overview

Beautifully maintained residence has been much improved by the current vendors with the addition of a new kitchen, bathroom and landscaped gardens all within the last 5 years. Further internal accommodation comprises an entrance porch, living room, dining area to the kitchen. On the first floor, the landing gives way to two well proportioned bedrooms and the re-fitted bathroom. To the front of the property there is low maintenance gardens, the rear is a particular feature of sale being private and generously proportioned, gated access to the garage which is located in a block with electric light and power. Fantastic first time purchase or investment purchase. EPC RATING C.

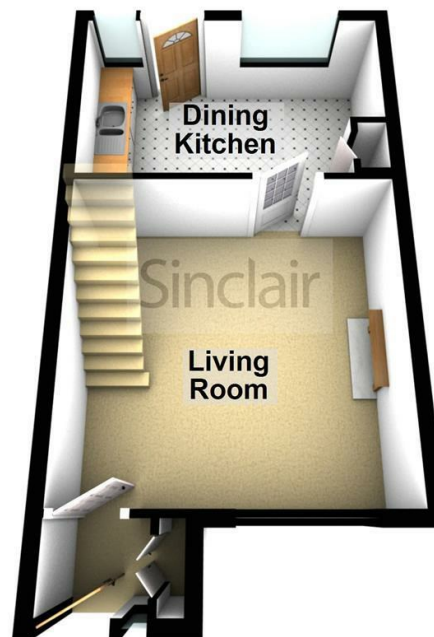
Location**

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.

Ground Floor



First Floor



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Detailed Accommodation

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Stylish composite entrance door, adjacent uPVC double glazed window through to the entrance porch.

ENTRANCE PORCH

Cloak hanging space, meter cupboard, wood effect laminate flooring and door accessing the main living room.

LIVING ROOM

14 x 13'11 (side of chimney breast) (4.27m x 4.24m (side of chimney breast))
uPVC double glazed bow window with fitted blinds, radiator, wood effect laminate flooring and brick central fireplace with over mantle. Stairs accessing the first floor and door accessing the re-fitted dining/kitchen.

FITTED DINING/KITCHEN

13'11 x 8'7 (4.24m x 2.62m)
Stylish re-fitted kitchen with single drainer stainless steel sink unit, chrome swan neck style mixer tap over and cupboards under, a range of fitted units to the wall and base, wood effect workface, tiled surround, stainless steel gas hob, oven under and extractor hood over. Space and plumbing for appliances, cupboard housing the Worcester combination gas fed boiler, space for a double standing fridge/freezer, radiator, uPVC double glazed window and door over looking the rear garden.

FIRST FLOOR LANDING

Gives way to two well proportioned bedrooms and re-fitted bathroom. Loft access hatch.

BEDROOM ONE

13'11 (10'9 min) x 11'2 (4.24m (3.28m min) x 3.40m)
Having uPVC double glazed window with fitted blinds and radiator.

BEDROOM TWO

11'9 x 7'10 (3.58m x 2.39m)
Having uPVC double glazed window with fitted blinds over looking the rear garden and radiator

BATHROOM

The bathroom is fitted with a contemporary white three piece suite comprises, paneled

bath with thermostatic shower over and shower screening, low flush wc, pedestal wash hand basin with chrome mixer tap, majority tiled walls, tiled flooring, uPVC double glazed opaque window and chrome heated towel rail.

OUTSIDE

The property is set back from the road with a gravel low maintenance front garden and picket fencing. There is gated side access leading to the rear garden. The rear garden has been landscaped with two main patio areas and a connecting pathway adjacent to a shaped lawn there are raised railway sleeper flower beds and gated access leading to the garage which is located in a block with the benefit of electric light and power. The garage has been re-roofed and there is the benefit of two additional parking spaces.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Fixture & Fittings

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

Special Note To Buyers

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Referral Fee Disclosure

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