



132 Barrow Road, Sileby, Leicestershire, LE12 7LR

£160,000

01509 812777 sinclairestateagents.co.uk

Property at a glance

- Popular Residential Location
- uPVC Double Glazing
- Two Double Bedrooms
- Council Tax Band*: A
- Thirteen Year Rental History
- Gas Central Heating
- Two Reception Rooms
- Price: £160,000

Overview

This two bedroom period property has had a successful rental history over the last thirteen years with the current tenant in situ for that time. The property benefits from gas central heating and uPVC double glazing and in brief comprises, Living room, separate dining room, fitted kitchen, two double bedrooms and bathroom with white three piece suite. Outside there are two brick stores and a two tier garden.

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



Detailed Accommodation

DETAILED ACCOMMODATION

Entrance door through to reception room one/living room

RECEPTION ROOM ONE/LIVING ROOM

11'8 x 11'7 (side of chimney breast) (3.56m x 3.53m (side of chimney breast))
uPVC double glazed window, radiator and alcove recess to the chimney breast, built in meter cupboard, door accessing an inner lobby area which in turn leads to reception room two/dining room.

RECEPTION ROOM TWO/DINING ROOM

15'5 maximum, 12'3 minimum x 11'9 (side of chimney (4.70m maximum, 3.73m minimum x 3.58m (side of chim)
uPVC double glazed window, radiator, door with stairs accessing the first floor, fireplace with wooden sides and over mantle and raised hearth, access to the kitchen.

KITCHEN

9'5" x 5'11" (2.87m x 1.80m)

One and a half bowl single drainer sink unit with mixer tap over, fitted units to the wall and base, rolled edge work surface and tiled surround, electric hob with oven under, wall mounted gas fed boiler, plumbing for washing machine, radiator, Upvc double glazed window and door, the door accessing the side courtyard.

FIRST FLOOR

The first floor landing gives way to two bedrooms and bathroom with white three piece suite.

BEDROOM ONE

11'9 x 11'5" (side of chimney breast) (3.58m x 3.48m (side of chimney breast))
uPVC double glazed window, radiator, period style cast iron fireplace with wooden sides and over mantle .

BEDROOM TWO

12'7" x 8'2" (side of chimney breast) (3.84m x 2.49m (side of chimney breast))
uPVC double glazed window, radiator, period cast iron ornamental fire place with wooden sides and over mantle, door accessing an over stair storage cupboard.

BATHROOM

The bathroom is fitted with a panelled bath and shower over, low flush WC and pedestal wash hand basin, radiator , uPVC double glazed opaque glass window.

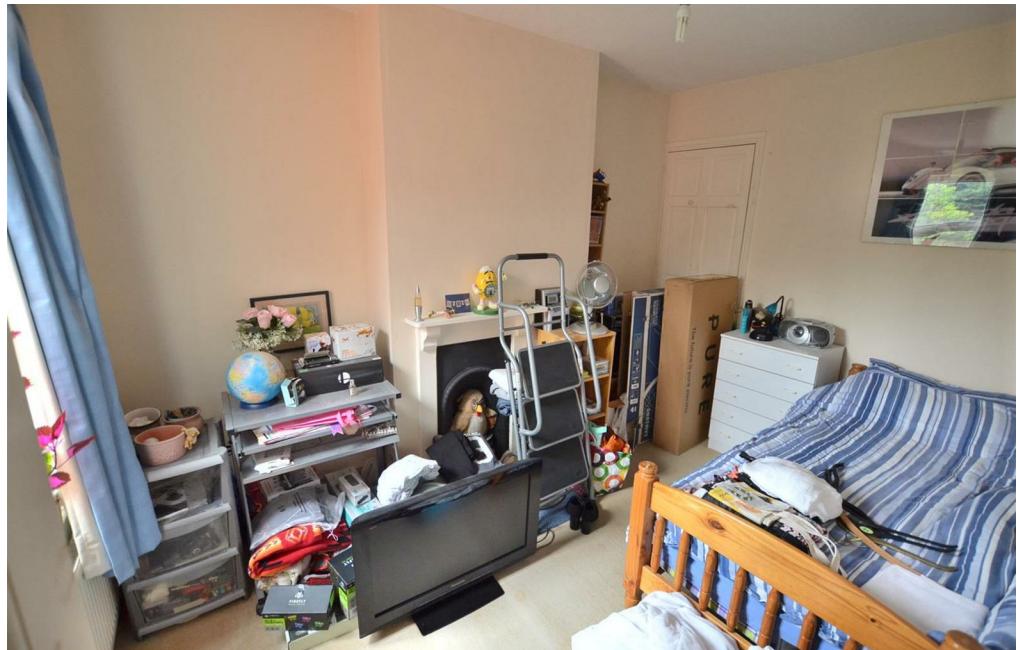
OUTSIDE

To the front of the property is a small fore garden and to the rear there is a side courtyard to the kitchen area with a pathway (easement) leading to the alleyway which in turn accesses Barrow Road. There is a further garden area over two tiers with the first section being lawn with timber fencing and access to a brick built store, there are steps leading to a further gravelled tier which could provide a pleasant patio seating area.



132 Barrow Road, Sileby, Leicestershire, LE12 7LR

Sinclair



132 Barrow Road, Sileby, Leicestershire, LE12 7LR

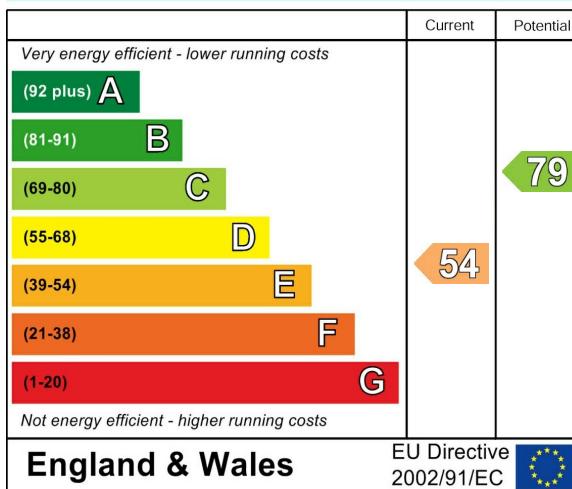
Sinclair



132 Barrow Road, Sileby, Leicestershire, LE12 7LR

Sinclair

Energy Efficiency Rating



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.

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Homesearch, Gov.uk and information provided and verified by our vendors.

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

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.

Sinclair

**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.

Sinclair

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