

Aston & Co

ESTATE & LETTING AGENTS



7 Ladkin Close

Sileby, Loughborough, LE12 7WR

£220,000



Aston & Co are delighted to offer to the market this immaculately presented mid town house located off of Seagrave Road in the ever popular town of Sileby. Benefitting from no upwards chain and being built by Messrs Bellway Homes in 2018 this property is an ideal turn-key option for those looking. Inside, the property briefly comprises; entrance hall, wc, modern kitchen and full width lounge to the ground floor. To the first floor there are two full width double bedrooms and a family bathroom. The property also benefits from off road parking for two vehicles, rear garden, uPVC double glazing and gas central heating.

- Immaculately Presented Mid Town House
- Two Double Bedrooms
- Lounge-Diner, WC & Kitchen
- Off Road Parking
- Rear Garden
- Ideal FTB/Buy2let
- Viewing Essential
- EPC Rating B / Council Tax Band B



Location

The popular village of Sileby is located between the towns of Leicester and Loughborough providing a mixture of properties to suit a variety of lifestyles. The village is well served with local amenities including shops, train station, schools, places of worship & restaurants. Sileby also benefits from excellent transport routes to Leicester city centre and Loughborough Town Centre via bus or train.

The Property

The property is entered via a composite door leading into.

Entrance Hall

With stairs to the first floor and provides access to the following.

Kitchen

7'10" x 10'7" (2.4 x 3.24)

Fitted with a range of floor and wall mounted units, roll top work surface and upstand. The kitchen also benefits from a gas hob, oven and extractor fan, plumbing for a washing machine, stainless steel sink and drainer unit and uPVC double glazed window to the front aspect.

WC

2'11" x 5'8" (0.91 x 1.74)

With low level wc, pedestal basin, radiator, extractor fan and an obscure uPVC double glazed window to the front aspect.

Lounge

14'11" x 13'2" (4.55 x 4.02)

(maximum measurements) Full width lounge with fitted storage and uPVC double glazed french doors leading out onto the rear garden.

The First Floor Landing

With storage cupboard and provides access to the following.

Bedroom One

14'11" x 8'10" (4.55 x 2.71)

(maximum measurements) Spacious double bedroom with fitted storage, two uPVC double glazed windows to the front aspect and loft access.

Bedroom Two

14'11" x 7'11" (4.55 x 2.43)

Another double bedroom with a triple uPVC double glazed window to the rear aspect.

Bathroom

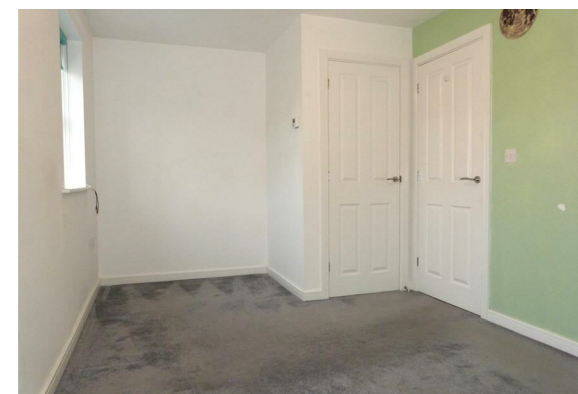
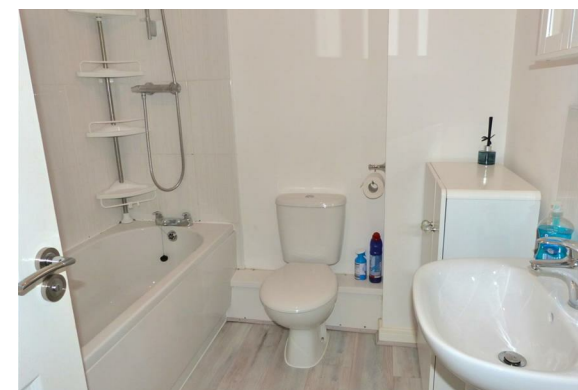
7'8" x 6'9" (2.35 x 2.06)

(maximum measurements) Fitted with a half tiled three piece suite comprising bath with shower over, pedestal basin and wc. The bathroom also benefits from a heated towel rail, extractor fan and shaving point.

Outside

To the front of the property is car standing for two vehicles.

To the rear is a well maintained garden with paved patio area, paved path leading to the rear gate and fenced boundaries with the remainder being laid to lawn.



Floor Plan



Viewing

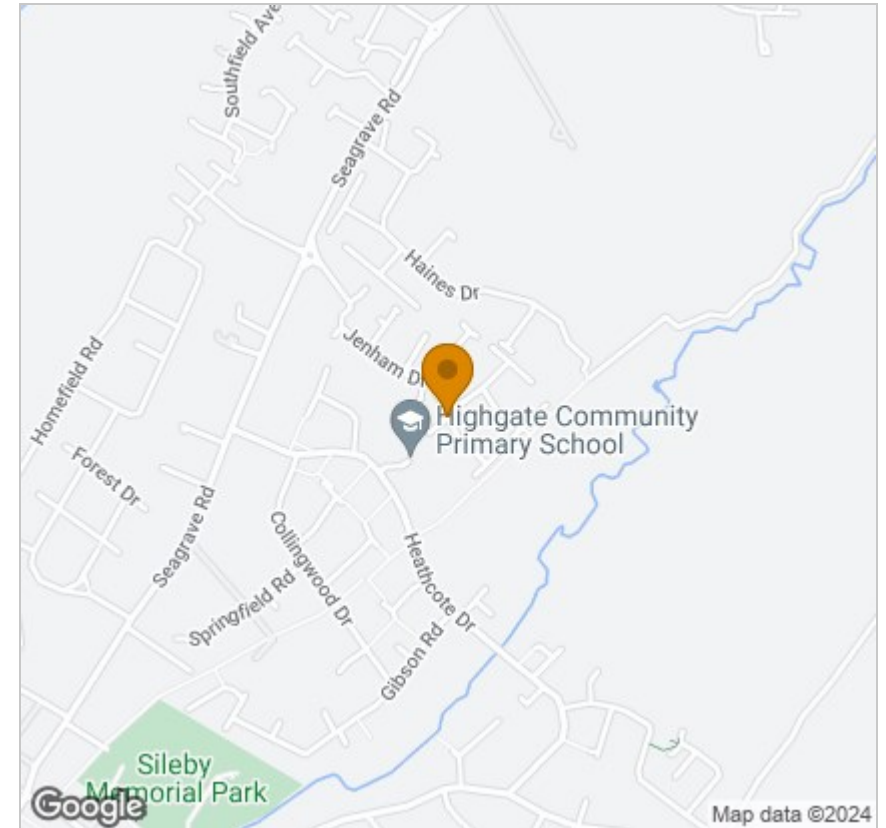
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 High Street Syston, Leicester, LE7 1GP

Tel: 0116 2607788 Email: syston@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

