

Park Road

Sileby, Loughborough, LE12 7TJ



John German 



A tremendously spacious home with a wealth of potential, private garden, ample parking and close to amenities and public transport links, being sold with no onward chain.

Offers In Excess Of £300,000



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This property would make an ideal purchase for professional couples or those wishing to downsize.

The property is located within close proximity to a wide range of local amenities including (but not limited to); schools, mini-supermarkets, shops, boutiques, pubs and restaurant. There are also plenty of green spaces for walking and cycling in the nearby parks and nature trails.

Public transport well catered for by regular bus and train service; commuter access to the M1 and A46 is excellent.

Main accommodation comprises; three bedrooms, bathroom, separate W.C., kitchen/diner and lounge. Further to the main accommodation, there is a rear lobby, utility area and further W.C.

Externally, there is a good size, private rear garden with patio seating area and mature plantations. The single garage is of good size while the driveway provides comfortable parking for three vehicles.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Not currently connected

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Charnwood Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/13032025

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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