Avenue Road

Sileby, Loughborough, LE12 7PG







attractive three-bedroom home offers modern, move-in-ready living in the heart of Sileby, complete with a south-facing garden and offered with no chain.

£250,000



This wonderful home would make a perfect purchase for professional couples, first time buyers or families. The property has undergone a full renovation including new kitchen and new bathroom, new wiring and is ready to move into.

The property is ideally positioned to take full advantage of Sileby's excellent range of local amenities, including well-regarded primary schools, convenience stores, cafés, pubs, and everyday services. The village also benefits from lovely nearby green spaces, offering plenty of opportunity for walking, cycling, and enjoying the outdoors.

For commuters, Sileby provides strong transport connections with its own railway station offering direct links to Leicester, Nottingham, and Loughborough. There are regular bus services through the village, and the A6 and A46 are easily accessible for travel further afield. East Midlands Airport is also within a short drive, making it a convenient base for travel.

Accommodation comprises; three bedrooms, family bathroom, lounge, dining room and kitchen.

Externally, the property enjoys a private south-facing rear garden, offering both lawn and seating areas to make the most of the sunshine. The single garage is located towards the rear of the property with space for a car, where a right of access/easement exists; further parking could be created.

To view this property, please contact John German Loughborough office.

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

Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.

Please note: It is quite common for some properties to have a Ring

doorbell and internal recording devices.

Property Construction: Standard

Parking: Garage & On street (Potential to Create Further)

Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Mains Gas

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

Broadband type: Fibre

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

Our Ref: JGA/28112025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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.













John German 🧐





Agents' Notes

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Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this

surveyor. In making that decision, you should know that we receive up to £90 per referral.













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