



KEMPSON CLOSE, SILEBY, LOUGHBOROUGH

OFFERS IN THE REGION OF: £225,000





SUBSTANTIALLY REDUCED FOR IMMEDIATE SALE

A well-presented two-bedroom modern home situated in the popular village of Sileby, offering a modern fitted kitchen, spacious living/dining room with French doors to the garden, ground-floor WC, two well-proportioned bedrooms and a contemporary family bathroom. Outside, the property benefits from off-road parking and an enclosed rear garden with patio and lawn.





A well-presented two-bedroom modern home in the popular village of Sileby, ideally suited to first-time buyers, investors or landlords.

The ground floor comprises an entrance hall, WC, modern fitted kitchen with integrated appliances and a spacious living/dining room with French doors opening onto the rear garden.

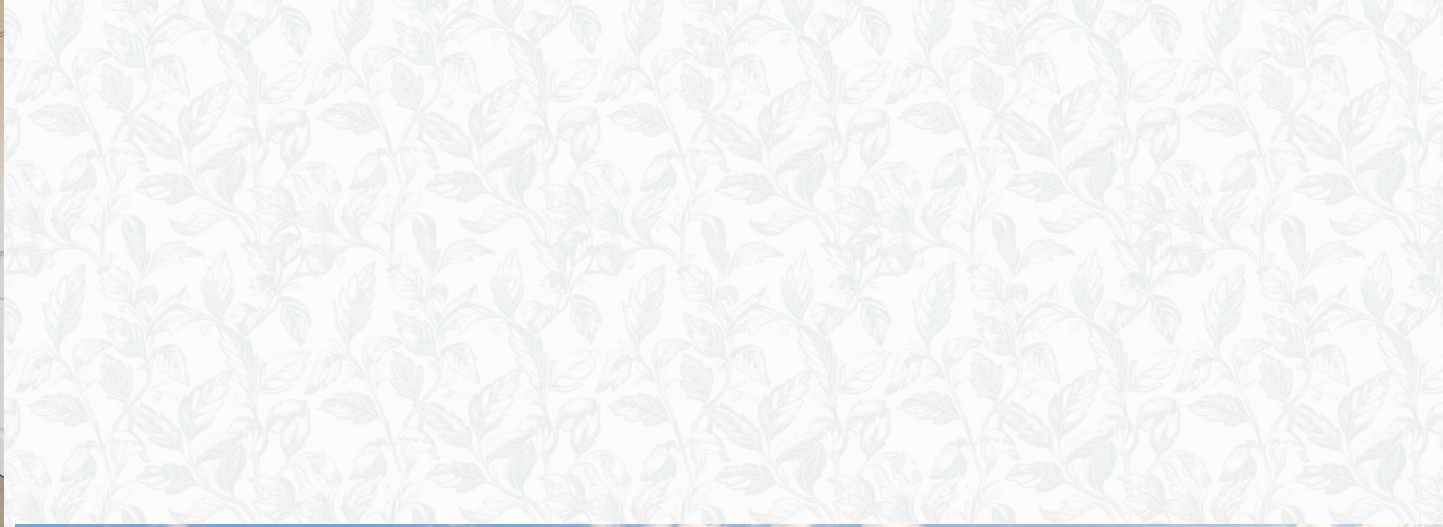
Upstairs are two well-proportioned bedrooms, both benefiting from built-in storage, alongside a contemporary family bathroom with shower over the bath.

Outside, the property offers off-road parking to the front for 2 vehicles and an enclosed rear garden with a paved patio and lawn, providing an ideal space for relaxing and entertaining.

With its modern presentation, practical two-bedroom layout and attractive outside space, this home represents an excellent opportunity for those looking to take their first step onto the property ladder. It would also make an appealing choice for investors and landlords seeking a modern, low-maintenance property.





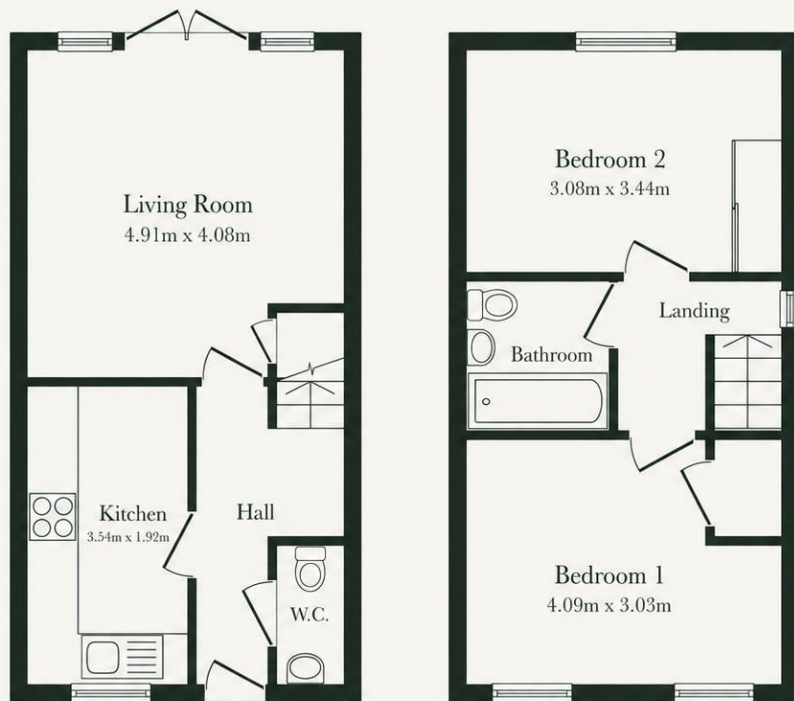


Key Features:

- Ideal for first time buyers
 - Cul De Sac plot
- Two bedroom modern home
 - Spacious living/diner
 - Off road parking



REZIDE



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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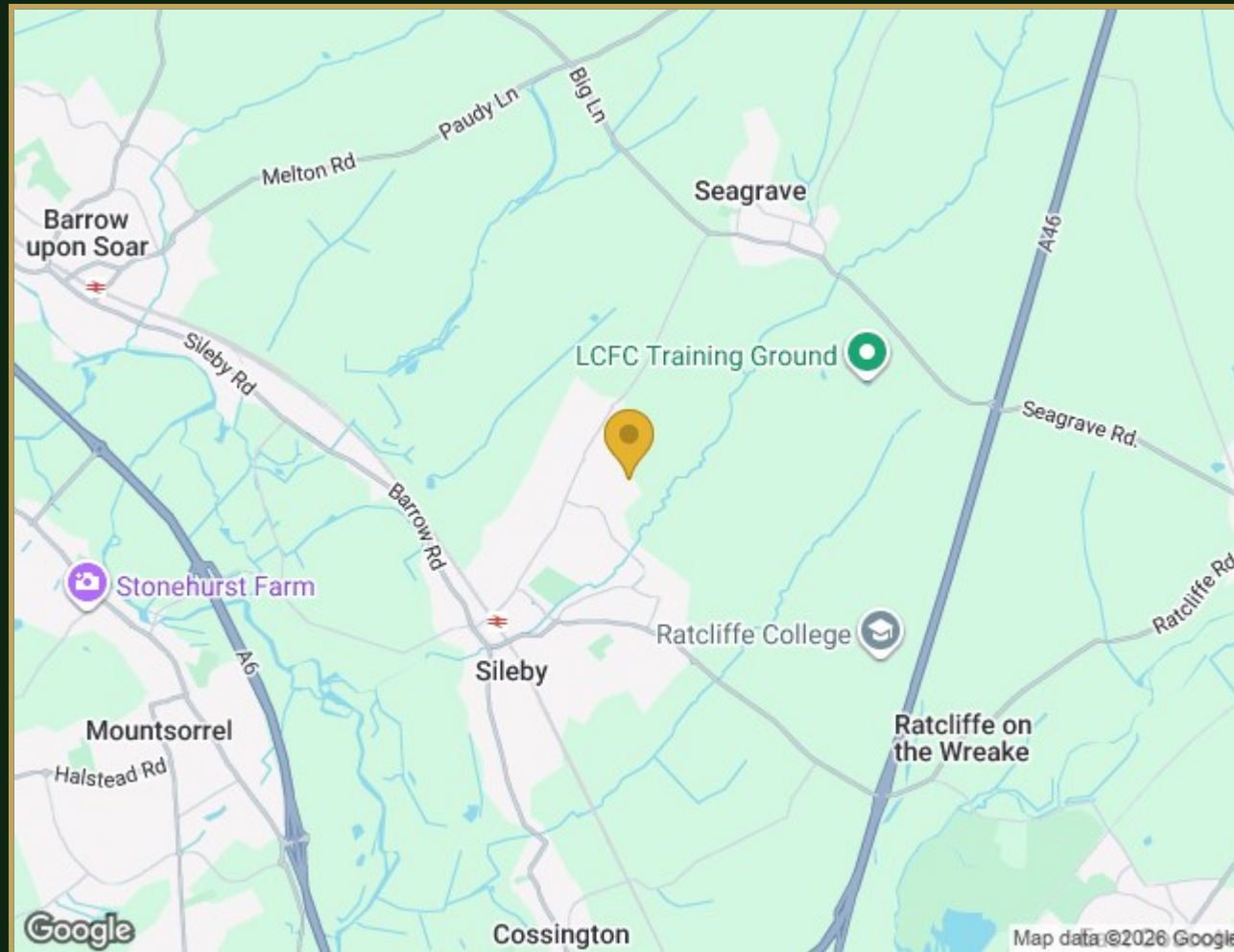


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732.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		96	(92 plus) A
(81-91) B	83		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

Property Location



19 Kempson Close, Sileby, Loughborough, LE12 7YZ