

**CHARLES STREET, SILEBY, LOUGHBOROUGH,
LEICESTERSHIRE, LE12 7RH**



PRICE £229,950.00

Available now. This two bedroom semi-detached house briefly comprises of a lounge, dining room, a recently renovated kitchen and a WC on the ground floor. On the first floor, there are two double bedrooms and a family bathroom. On the outside the property benefit of a garden at the front and to the rear a mix of paved area and garden. There is a garage accessible from the alley located at the back of the property, useful for parking a small vehicle, a bike or just to be used for storage. This property is located in a quiet residential area, only a short walk from the village centre. Council tax band is B. Energy Rate is D.

THINKING OF SELLING?

For a FREE APPRAISAL of your property without obligation

Residential Sales

ACCOMMODATION:

LOUNGE: 3.77m x 3.97m (12' 4'' x 13' 0'') Fitted carpet, ceiling light point, central heating radiator, double glazed window facing front, gas fire.

DINER: 3.21m x 3.76m (10' 6'' x 12' 4'') Fitted carpet, ceiling light point, central heating radiator, double glazed window facing side, double glazed window facing rear, storage/meter cupboard.

KITCHEN: 1.97m x 3.03m (6' 6'' x 9' 11'') Laminate flooring, ceiling light point, range of base and eye level units, built in oven and hob, single drainer silver sink, double glazed window facing side.

WC: Ceiling light point, double glazed window with privacy glass facing the rear, WC, toilet roll holder, electric radiator, door that leads to the garden and kitchen.

LANDING: Central heating radiator, double glazed window facing side, ceiling light point.

BEDROOM 1: Fitted carpets, ceiling light point, central heating radiator, double glazed window facing front, door to landing.

BEDROOM TWO: 3.23m x 2.94m (10' 7'' x 9' 8'') Fitted carpets, ceiling light point, central heating radiator, double glazed window facing rear, built in storage cupboard, door to landing.

BATHROOM: 2.0m x 3.03m (6' 7'' x 9' 11'') Vinyl flooring, ceiling light point, central heating radiator, handwash basin, WC, bathtub, electric shower, double glazed window facing rear with privacy glass, storage/boiler cupboard.

DIRECTIONAL NOTE: From our office, head towards Leicester Road, turn right onto Leicester Road. At the roundabout, take the 2nd exit onto A6, exit the roundabout onto the A6. At the next roundabout take the 2nd exit and stay on A6, exit the roundabout onto A6. Take the exit towards Sileby Road, continue left onto Sileby Road. Turn right onto High Street. Turn left onto Charles Street. The property is located on the left hand side.

SERVICES: All services are connected. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

TENURE/POSSESSION: We understand the property to be freehold and vacant possession will be given upon completion of the sale.

LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

PURCHASE PROCEDURE: Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.



MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

VIEWING: Strictly by prior appointment through ourselves.

IMPORTANT NOTE: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Landlord and do not warrant their condition. 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 tenants should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. We are members of The Property Ombudsman scheme. Details prepared on 7th July 2026.



Energy performance certificate (EPC)		
21, Charles Street Sleaford Loughborough LE12 7RH	Energy rating	Valid until: 8 December 2029
	D	Certificate number: 0548-5929-6212-5761-1920
Property type	Semi-detached house	
Total floor area	84 square metres	

Rules on letting this property

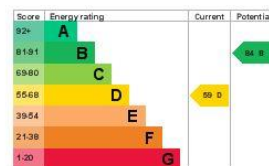
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions)
<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance>.

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Ground Floor



First Floor

