

Sinclair



24 Bradgate Close, Sileby

Loughborough

Guide Price **£130,000**

24 Bradgate Close

Sileby, Loughborough

Immaculate first floor 2-bed apartment in village centre. Stylish decor, fitted kitchen, parking, close to shops, amenities, and transport links. Ideal for first-time buyers or investors.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- First Floor Flat
- Two Bedrooms
- Gas Central Heating
- Allocated Parking
- Close to Village Centre
- Immaculate Accommodation



Porch

Hanging space for cloaks, timber effect flooring access to hall via internal door.

Entrance Hall

Having access to all rooms, timber effect flooring, radiator and pendant light.

Living Room

Having uPVC double glazed windows to the front, radiator, electric fire with surround and pendant lighting.

Kitchen

Having a range of wall and base units with rolled edge worksurface, wall mounted gas fired boiler, uPVC windows to the front, four ring electric hob with electric oven and extractor fan above. Also, space and plumbing for appliances tiled splashback and tiled floor.

Bedroom One

Having uPVC double glazed window, radiator and pendant lighting.

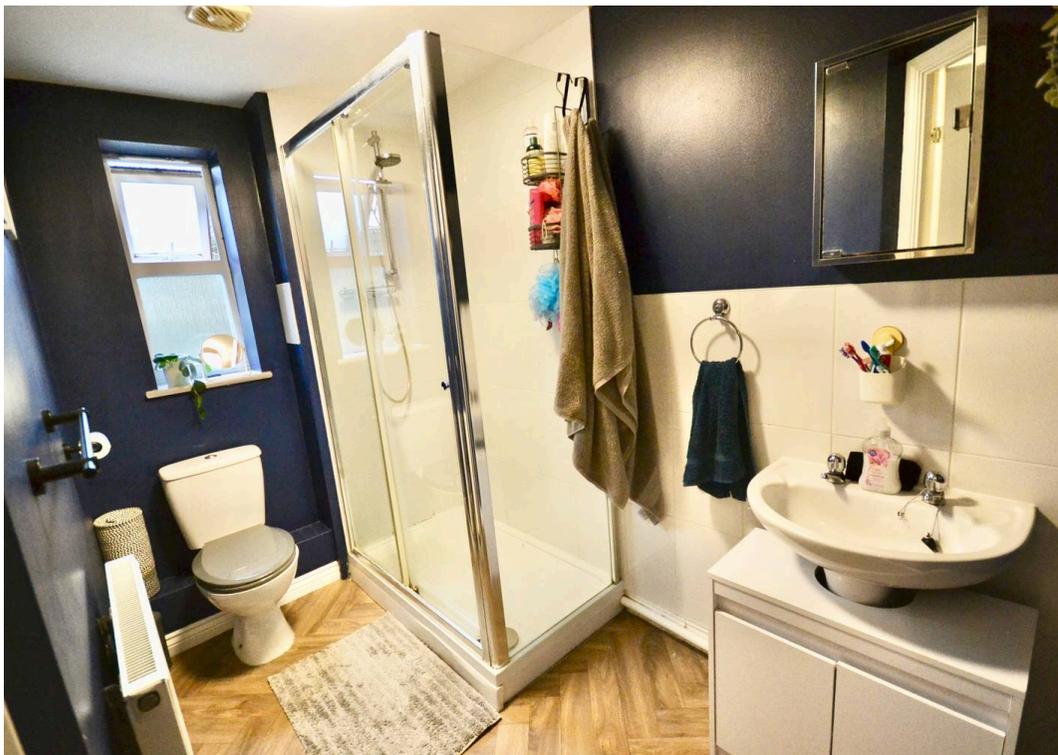
Bedroom Two

Having uPVC double glazed windows, pendant lighting and radiator.

Bathroom

This three piece suite have a low level flush wc, pedestal wash hand basin, tiled splashback, shower enclosure with thermostatic shower, uPVC opaque window, timber effect flooring, extract fan and radiator.







ALLOCATED PARKING

1 Parking Space

Allocated parking for one car and some visitor parking. Secure communal access with intercom. Close to train station and A6. Bin Store.



Ground Floor





Sinclair Estate Agents

Sinclair Estate Agents, 15-15A High Street - LE12 7RX

01509 812777

sileby@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.