

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

# Sinclair



Frame Knitters Cottage, 28 Mountsorrel Lane, Sileby, Leicestershire,  
LE12 7NF

£152,500

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## Property at a glance

- Village Centre Cottage
- Two Bedrooms
- Rear Courtyard Garden
- Council Tax Band\*: A
- uPVC Double Glazing
- No Upward Chain
- Ease Of Access To Amenities
- Price: £152,500

## Overview

This quaint cottage situated with ease of access to the village centre and amenities is offered with no upward chain. The property would ideally suit first time buyer or make an ideal rental property. There is internal timber doors with latch furniture and accommodation comprising living room, fitted dining kitchen, two bedrooms and a shower room. Outside there is a low maintenance rear courtyard style garden.

## Location\*\*

Sileby is a former industrial village and civil parish in the Soar Valley in Leicestershire, between Leicester and Loughborough. The village has a station on the Ivanhoe Line, and trains run regularly to Leicester, Loughborough, Nottingham and Lincoln. There are well established sporting clubs and facilities for Cricket, Football, Tennis and Lawn Bowls, Rugby, Baseball and Shooting amongst others. The village has undergone change over the last few years with the High Street and nearby King Street enjoying a number of shops, mini supermarket, a café, gift shop, hairdressers, beauticians and various pubs & social clubs. There are two main primary schools and a choice of nurseries. Nearest Airport: East Midlands (13.9 miles). Nearest Train Station: Sileby. Nearest Town/City: Loughborough (4.5 miles). Nearest Motorway Access: M1 (J23)



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

## Ground Floor



## First Floor



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## Detailed Accommodation

### DETAILED ACCOMMODATION

Entrance door with inset leaded light windows through to the living room

### LIVING ROOM

11'7" x 11'4" (including stairs to the first floor (3.53m x 3.45m (including stairs to the first floor)

Central fireplace with raised hearth & back, wooden sides and over mantle, electric fire, built in cupboards and shelving to the side of chimney breast, uPVC double glazed window with fitted blinds and door accessing the dining kitchen.

### DINING KITCHEN

13' x 8' (3.96m x 2.44m)

Single drainer stainless steel sink unit with cupboards under, fitted units to the wall and base, roll edge work surface, tiled surround, electric hob with oven under, extractor fan over, tiled flooring, plumbing for washing machine, uPVC double glazed window overlooking the courtyard and door accessing the rear courtyard.

### ON THE FIRST FLOOR

Stairs ascending to the first floor landing grants access to two bedroom and shower room. Loft hatch (insulated loft). Bedroom One has a mezzanine style handrail open to the stairs.

### BEDROOM ONE

11'7" x 8'3" minimum, 11' maximum (front to (3.53m x 2.51m minimum, 3.35m maximum (front to )

uPVC double glazed window with fitted blinds, two double built in wardrobes/cupboards.

### SHOWER ROOM

5'6" x 4'8" (1.68m x 1.42m)

This three piece white suite comprises: low level WC, pedestal wash hand basin, corner shower enclosure with electric shower over, partly tiled walls, opaque uPVC double glazed window to the rear elevation.

### BEDROOM TWO

6'9" x 8'1" (2.06m x 2.46m)

uPVC double glazed window to the rear elevation.

### OUTSIDE

The property is flush fronted whilst to the rear there is a low maintenance slabbed patio courtyard style garden with timber screen fencing.

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## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            | <b>94</b>   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   | <b>47</b>                  |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

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## Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

## Special Note To Buyers

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## Referral Fee Disclosure

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## Thinking of Selling?

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