

Sinclair

11 Lanes Close, Sileby

Loughborough

£175,000



11 Lanes Close

Sileby, Loughborough

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Ideal First Time Purchase
- No Upward Chain
- Gas Central Heating
- Garage and Parking
- Feature Dining Kitchen
- Re-Decorated Throughout (2026)



Detailed Accommodation

Entrance door leading through to the porch. The porch has a built-in meter cupboard and shelving and door accessing the main living room.

Living Room

13' 9" x 13' 0" (4.19m x 3.97m)

The living room has stairs accessing the first floor with inset stair lighting as a feature, fireplace with gas fed fire, wooden sides and overmantel, radiator, UPVC double glazed window. There is wall lighting and spotlights to the ceiling and door accessing the re-fitted dining kitchen.

Dining Kitchen

13' 9" x 9' 1" (4.20m x 2.76m)

The dining kitchen is fitted with a one and a half bowl single drainer stainless steel sink unit with chrome mixer tap over and cupboards under. There is a range of fitted units to the wall and base with under unit lighting, wood affect worksurface and integrated appliances, including the gas hob with extractor fan over, double eyelevel oven and grill, fridge and freezer, dishwasher, plumbing for washing machine. There is a wall mounted Baxi gas boiler, tiled flooring, UPVC double glazed window overlooking the garden and a door accessing the garden.



Landing

The landing gives way to 2 bedrooms storage cupboard and a bathroom fitted with a white three-piece suite.

There is a loft access hatch.

Bedroom 1

10' 8" x 10' 5" (3.26m x 3.18m)

There is a UPVC double glaze window overlooking a nature and Tree lined reserve, a radiator, wood affect laminate flooring and a built-in double wardrobe/cupboard

Bedroom 2

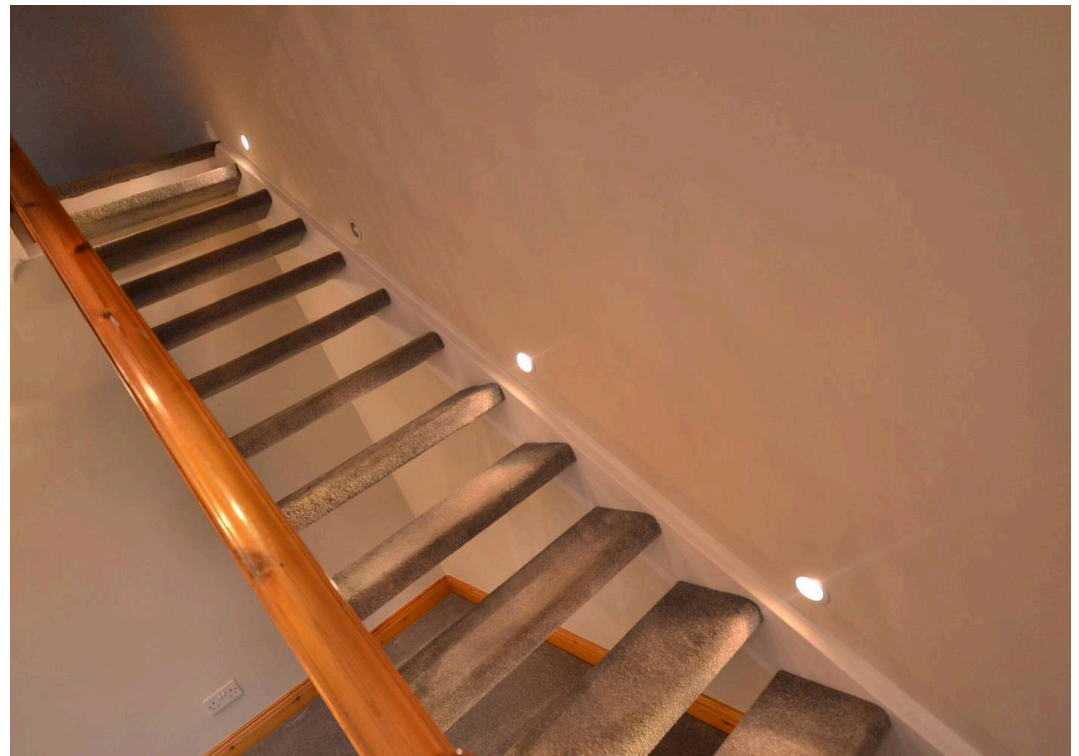
11' 7" x 7' 8" (3.53m x 2.34m)

There is a UPVC double glazed window overlooking the garden, radiator

Bathroom

The bathroom is fitted with a white three-piece suite comprising panel bath with thermostatic shower over, a low flush WC and pedestal wash hand basin. There is a heated chrome towel rail and UPVC double glazed glass window.







FRONT GARDEN

There is a picket fence to the front boundary and slabbed pathway leading to the entrance door. There's small planting borders.

REAR GARDEN

To the rear there is a slabbed area with canopy over the pathway leading to a timber built shed. There are shaped lawn and planting border areas, timber screen fencing and gated access which intern offers access via pathway to the garage located a short distance away.

GARAGE

Single Garage

The garage is detached and has an up and over door with parking to front

OFF STREET

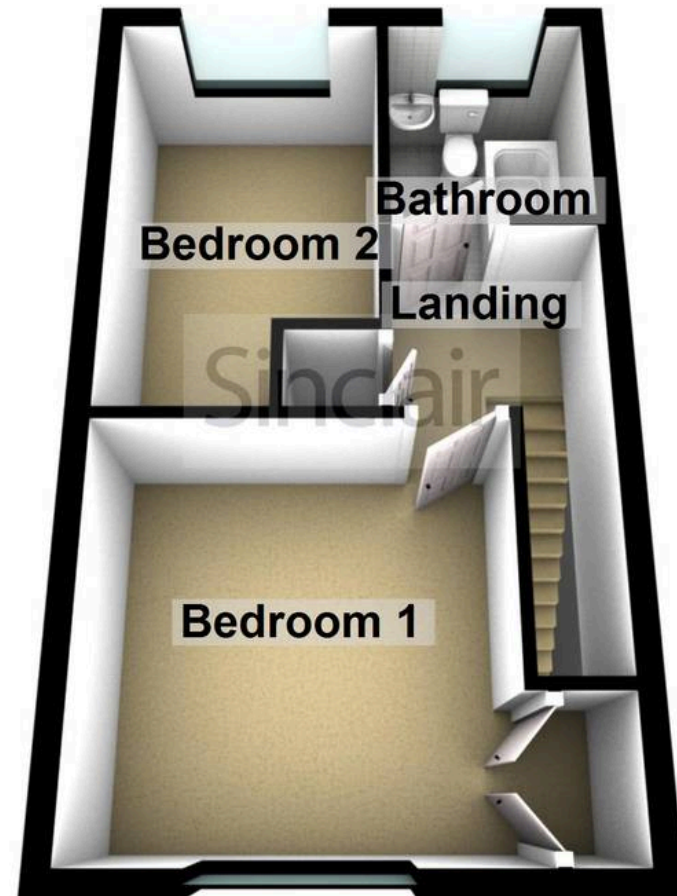
1 Parking Space



Ground Floor



First Floor





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