

Sinclair



6 Kempson Close, Sileby

Loughborough

£235,000

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Sileby, Loughborough

Modern 2-bed semi-detached home with ensuite, extra WC, open-plan kitchen, driveway, and private rear garden. Ideal for first-time buyers or as a rental.

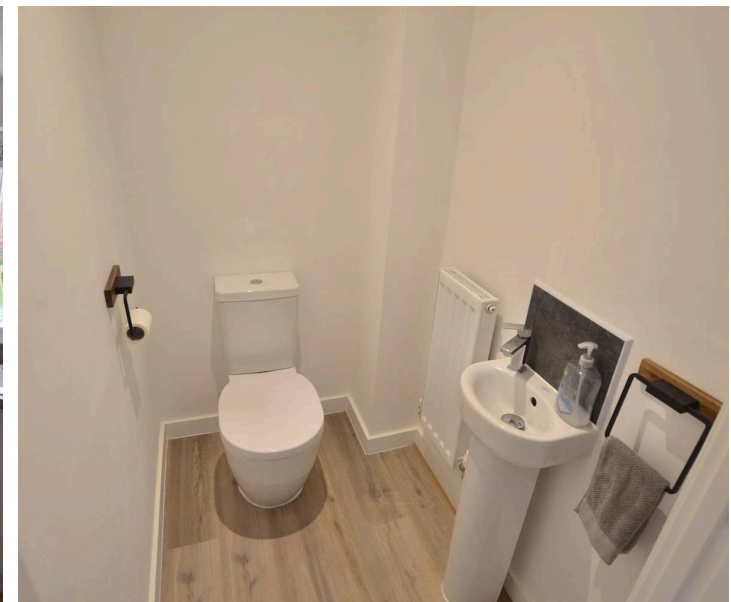
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Downstairs WC
- Modern Semi Detached
- Two Double Bedrooms
- Master En-Suite
- Driveway For Two Cars
- Garden To Rear



DETAILED ACCOMMODATION

A uPVC double-glazed entrance door with a canopy above.

Entrance Hall

Access to the first floor is via the stairs, which lead to a door that opens into the living room.

Living Room

13' 3" x 10' 2" (4.04m x 3.10m)

A uPVC double-glazed window and a door leading into an inner hall.

Inner hall/lobby

The Inner hall gives way to a generously proportioned storage cupboard, downstairs w.c. and has open access to the fitted dining kitchen.

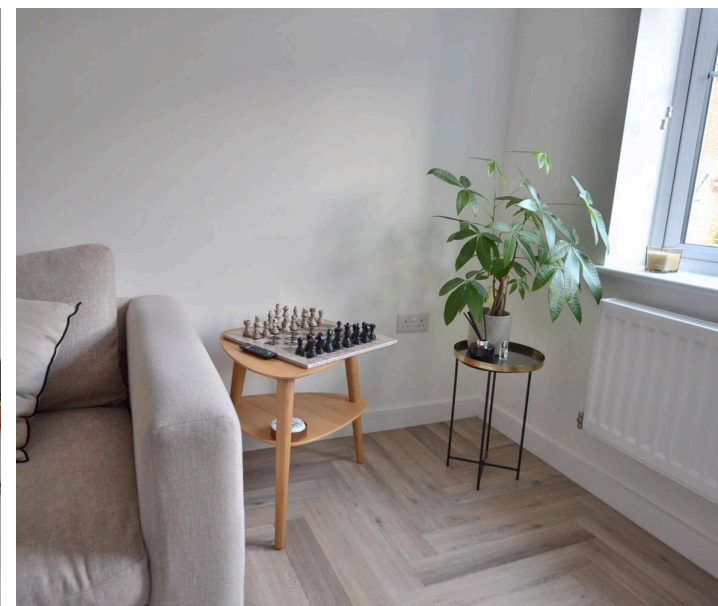
Downstairs Cloakroom/W.C.

Fitted with a white two piece suite comprising low flush w.c. and pedestal wash hand basin. Radiator.

Open Plan Dining Kitchen

13' 3" x 9' 10" (4.04m x 3.00m)

The kitchen features a one-and-a-half bowl single drainer sink unit with a chrome mixer tap and cupboards underneath. There are fitted wall and base units, along with wood-effect rolled-edge work surfaces and matching upstands. The kitchen includes an electric hob with an oven below and an extractor hood above, as well as plumbing for a washing machine and space for a tall-standing fridge freezer. In the dining area, there is a radiator and uPVC double-glazed French patio doors that overlook and provide access to the garden, along with an additional uPVC double-glazed window also looking out onto the garden.



First Floor Landing

The first floor landing leads to two double bedrooms, including an en-suite bathroom for the master, along with an additional bathroom.

Bedroom One

11' 8" x 10' 2" (3.56m x 3.10m)

This room features a uPVC double-glazed window, a built-in cupboard, and a door that leads to the en-suite bathroom.

En-Suite Shower Room

The en-suite shower features a white three-piece suite, including a shower cubicle, a low flush W.C., and a wash hand basin. It also has a uPVC double glazed window and a radiator.

Bedroom Two

13' 3" x 10' 0" (4.04m x 3.05m)

uPVC double-glazed window and a radiator.

Bathroom

The bathroom features a white three-piece suite, including a panelled bath, shower screen, low flush W.C., and wash hand basin. It also has a heated chrome towel rail.





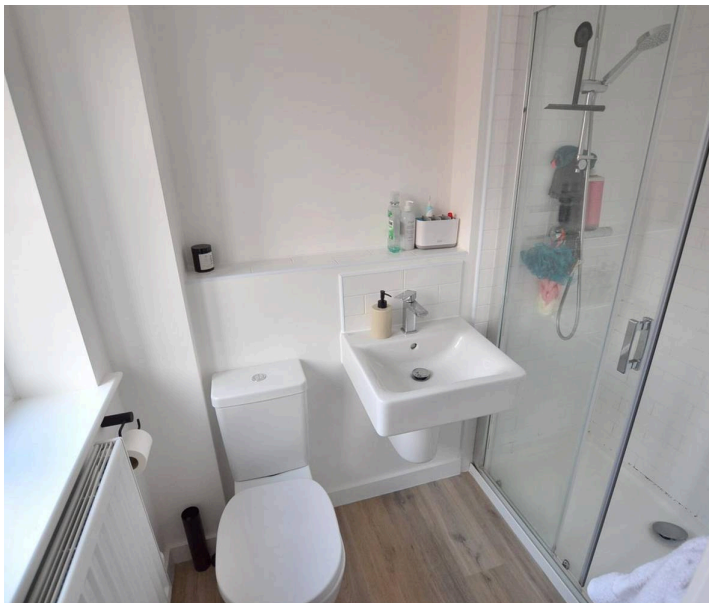
REAR GARDEN

To the rear of the property there is an enclosed garden with timber screen fencing, a patio and lawned garden beyond.

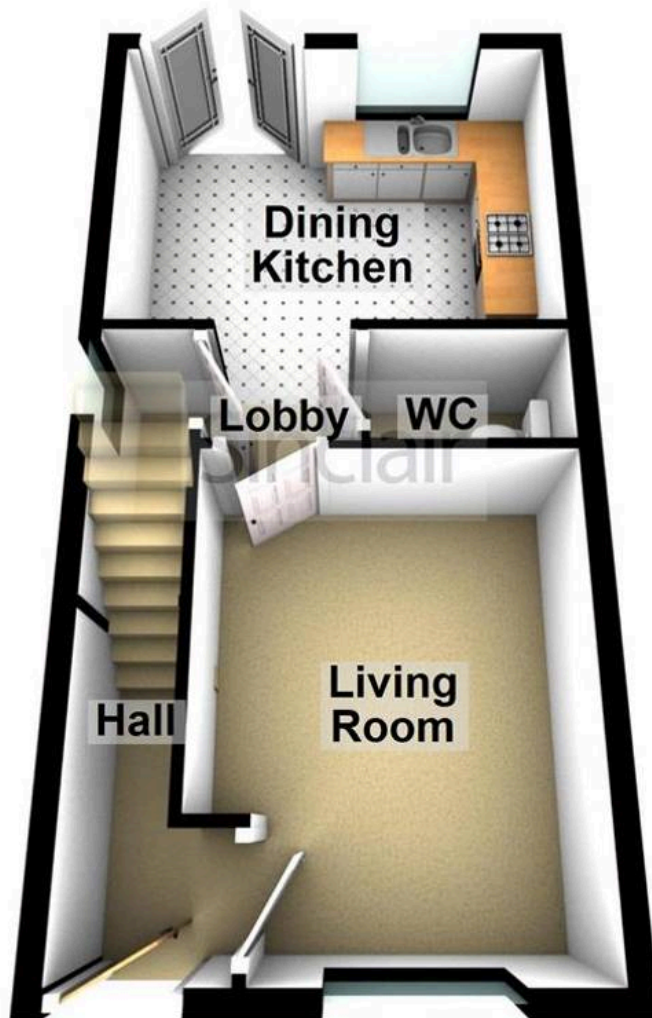
DRIVEWAY

2 Parking Spaces

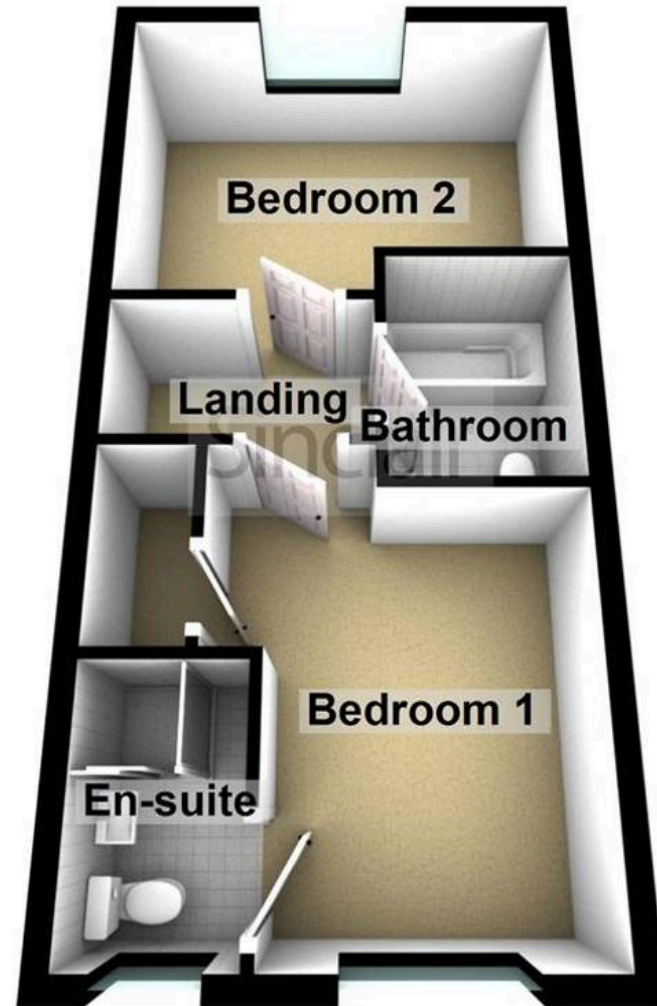
To the side of the property there is a driveway providing off road parking for two cars.



Ground Floor



First Floor





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