34 Manor Drive

Sileby, Loughborough

Situated close to the village centre, this two-bedroom terraced house offers an excellent opportunity for first-time buyers or those seeking a rental investment. The property is offered with no upward chain and features two well-proportioned bedrooms, along with two versatile reception rooms that provide flexible living space. While some cosmetic work is required, the house presents a fantastic chance to personalise and add value.

Externally, the property benefits from a small front garden set behind a traditional brick wall and to the rear, there is further garden space.
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Village Centre Location
- No Upward Chain
- Two bedrooms
- Two Reception Rooms
- Some Cosmetic Work Required
- Ideal FTB/ Rental Investment







Living Room
11' 2" x 11' 0" (3.40m x 3.35m)
(Measurements to the side of chimney breast) There is an entrance door accessing the living room. UPVC double glazed window, radiator, built-in meter cupboard and door accessing the inner lobby.

Inner Lobby
The lobby area has access to an under stair storage cupboard and open access to the dining room.

Dining Room
12' 7" x 11' 4" (3.84m x 3.45m)
(Measurements to the side of chimney breast) UPVC double glazed window, radiator, door accessing the stairs to the first floor and door accessing the kitchen

Kitchen
9' 11" x 6' 0" (3.02m x 1.83m)
The kitchen has a single drainer stainless steel sink unit with cupboard under, fitted units to the wall and base, roll edge work surface, plumbing for washing machine, UPVC double glazed window, space for freestanding cooker and a wall mounted gas fed boiler. Door accessing the rear lobby.

Rear Porch/ Lobby
Access to the garden and bathroom

Bathroom
The bathroom has a panel bath with combination shower tap, low flush WC and pedestal wash hand basin. Tile splashbacks and UPVC double glazed window. Radiator.

Landing
The small landing area at the top of the stairs has doors accessing the two double bedrooms







Bedroom One

11' 1" x 11' 1" (3.38m x 3.38m)
(Measurements to the side of chimney breast) UPVC double glazed window and radiator

Bedroom Two
12' 8" x 11' 1" (3.86m x 3.38m)
(Measurements to the side of chimney breast) UPVC double glazed window, radiator and airing cupboard housing the hot water













FRONT GARDEN

Brick wall to the front boundary and small front garden.

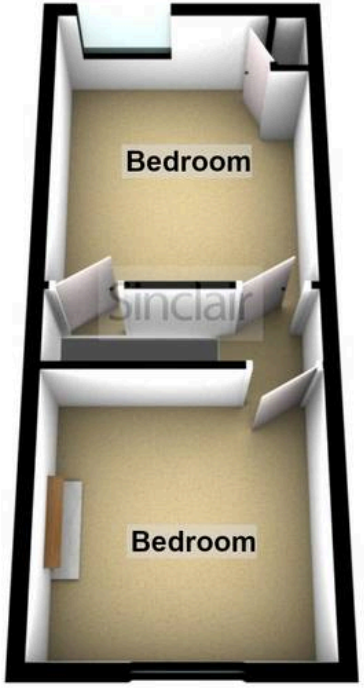
REAR GARDEN

There is a garden to the rear with timber screen fencing to the boundaries and a shared courtyard area accessing the main garden

Ground Floor



First Floor





Sinclair Estate Agents

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

01509 812777

sileby@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

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