

Sinclair



'Frame Knitters Cottage' 28 Mountsorrel Lane, Sileby

Loughborough

£152,500

'Frame Knitters Cottage' 28 Mountsorrel Lane

Sileby, Loughborough

Quaint cottage near village centre with no upward chain. Features living room, dining kitchen, 2 bedrooms, shower room, and low maintenance rear courtyard garden. Ideal for first-time buyers.
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Village Centre Cottage
- uPVC Double Glazing
- Two Bedrooms
- No Upward Chain
- Rear Courtyard Garden



Detailed Accommodation

Timber entrance door accessing the living room

LIVING ROOM

12' 5" x 11' 5" (3.78m x 3.48m)

Entered via a solid oak front door with inset single glazed panel, adjacent uPVC double glazed window to the front elevation, ceiling rose, electric fireplace and recess shelving.

KITCHEN DINER

12' 8" x 8' 1" (3.86m x 2.46m)

The kitchen has a range of wall and base units with ceramic tiled flooring, sink and drainer unit, tiled splash backs, four ring electric hob, extractor hood over, electric oven and grill, space and plumbing for multiple appliances. Also enjoying a uPVC double glazed window to the rear elevation and further uPVC framed door accessing the private rear garden.

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

8' 3" x 11' 6" (2.51m x 3.51m)

uPVC double glazed window to the front elevation and two double fitted wardrobes.

BEDROOM TWO

6' 9" x 8' 0" (2.06m x 2.44m)

uPVC double glazed window to the rear elevation.

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 power shower over, partly tiled walls with tile effect vinyl flooring and opaque uPVC double glazed window to the rear elevation.



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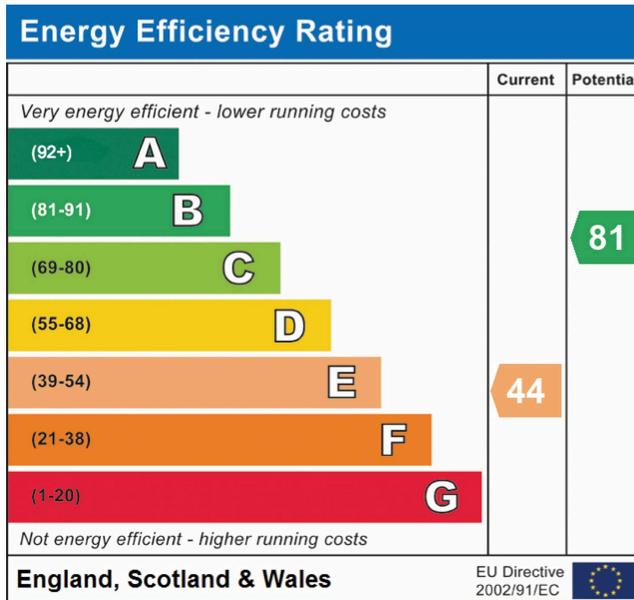
GARDEN

Paved courtyard style garden with timber fencing with rear gated access.

ON STREET

1 Parking Space

Street parking, permit not required.



Ground Floor



First Floor





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