JUDGE
ESTATE AGENTS

30 THE BANKS, SILEBY LE12 7RE

£220,000
FREEHOLD

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JUDGE ESTATE AGENTS ARE PLEASED TO BRING TO THE MARKET THIS CHARACTERFUL TWO-BEDROOM COTTAGE, WHICH HAS BEEN THOUGHTFULLY IMPROVED THROUGHOUT AND BROUGHT BACK TO ITS COTTAGE ROOTS, CREATING A WARM AND DISTINCTLY WHIMSICAL HOME. EXPOSED CEILING BEAMS, TIMBER DOORS, TILED AND WOODEN FLOORING, BRICKWORK AND TWO MULTIFUEL STOVES SIT ALONGSIDE A PRACTICAL LAYOUT COMPRISING TWO RECEPTION ROOMS, A KITCHEN, STUDY/BOOK NOOK, GROUND-FLOOR BATHROOM AND FIRST-FLOOR WC. OUTSIDE, THE ESTABLISHED REAR GARDEN CONTINUES THE COTTAGE-STYLE FEEL, WITH MATURE PLANTING, FRUIT TREES, A GRAPEVINE, PATHWAYS AND SEATING AREAS ARRANGED ACROSS SEVERAL LEVELS. A BRICK-BUILT OUTBUILDING COMPLETES THE PROPERTY.
A VIEWING IS HIGHLY ADVISED!







FRONT OF PROPERTY
The property has a painted rendered frontage with a ground-floor bay window and timber entrance door beneath a pitched canopy. A timber gate provides private pedestrian access to the rear garden.

LOUNGE 14'2" x 15'1"
Entered via a timber entrance door with glazed inset. Window to the front elevation, exposed ceiling beams, tiled flooring and a recessed fireplace housing a multi fuel stove. Opening through to the adjoining study/book nook

INNER HALLWAY
With exposed ceiling beams, tiled flooring, radiator and built-in storage cupboard. Staircase rising to the first floor and access to the ground-floor accommodation.

RECEPTION ROOM TWO 10'8" x 11'1"
With tiled flooring, exposed ceiling beams and a brick fireplace housing a multi fuel stove. Recessed shelving and a stepped opening leading through to the kitchen.

KITCHEN/UTILITY 20'11" x 7'5" (max) inc utility
Fitted with a range of wall and base units with wood work surfaces and tiled splashbacks. Space for a range-style cooker with extractor hood above, space for a freestanding fridge freezer, and space and plumbing for a washing machine. Tiled flooring, rear-facing window, radiator, rooflight and a door providing access to the rear garden.

BATHROOM 5'6" x 6'11"
Fitted with a panelled bath with mixer tap and shower attachment, wash hand basin set within a vanity unit, and a low-level WC. Part-tiled walls, patterned tiled flooring, heated towel rail, recessed ceiling spotlights and an obscured window to the rear elevation.

FIRST FLOOR LANDING
With wooden flooring, a rooflight providing natural light, built-in storage cupboard and timber balustrade. Doors leading to the first-floor rooms.

MASTER BEDROOM 14'2" x 10'5"
With a window overlooking the balcony area to rear elevation, wooden flooring, radiator and wall-mounted lighting. Feature chimney breast with alcove space to either side.

FIRST FLOOR WC 4'0" x 5'4"
Fitted with a low-level WC and a circular wash hand basin set on a vanity unit. Slate-tiled flooring and exposed brickwork.

BEDROOM TWO 12'2" x 9'1"
With two windows to the front elevation, wooden flooring, radiators and built-in storage cupboards.

REAR GARDEN
An enclosed, landscaped garden arranged over several levels, with paved and brick-paved pathways and seating areas. Established planting includes mature trees, shrubs, planted borders, fruit trees and a grapevine. Brick-built outbuilding with two separate access doors, together with gated access to the rear garden is provided along a communal pathway.

VIEWINGS
We always like any potential purchaser to follow our four steps

1) Read property description

2) Look at Floorplan

3) Watch our virtual viewing video

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

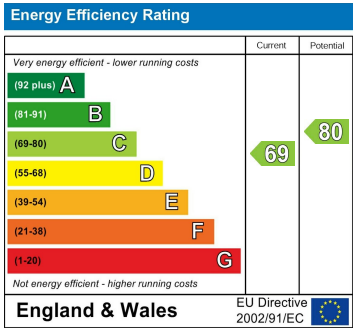
SILEBY
Sileby is a well-served Charnwood village situated between Leicester and Loughborough. The village offers a range of everyday amenities, including shops, cafés, public houses, medical facilities, a community library and primary schools. Sileby railway station provides connections towards Loughborough, Leicester and Nottingham, while the surrounding road network gives access to neighbouring villages and the wider county. The River Soar, local countryside and a range of walking routes are also nearby.

MEASUREMENTS & FLOORPLANS
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

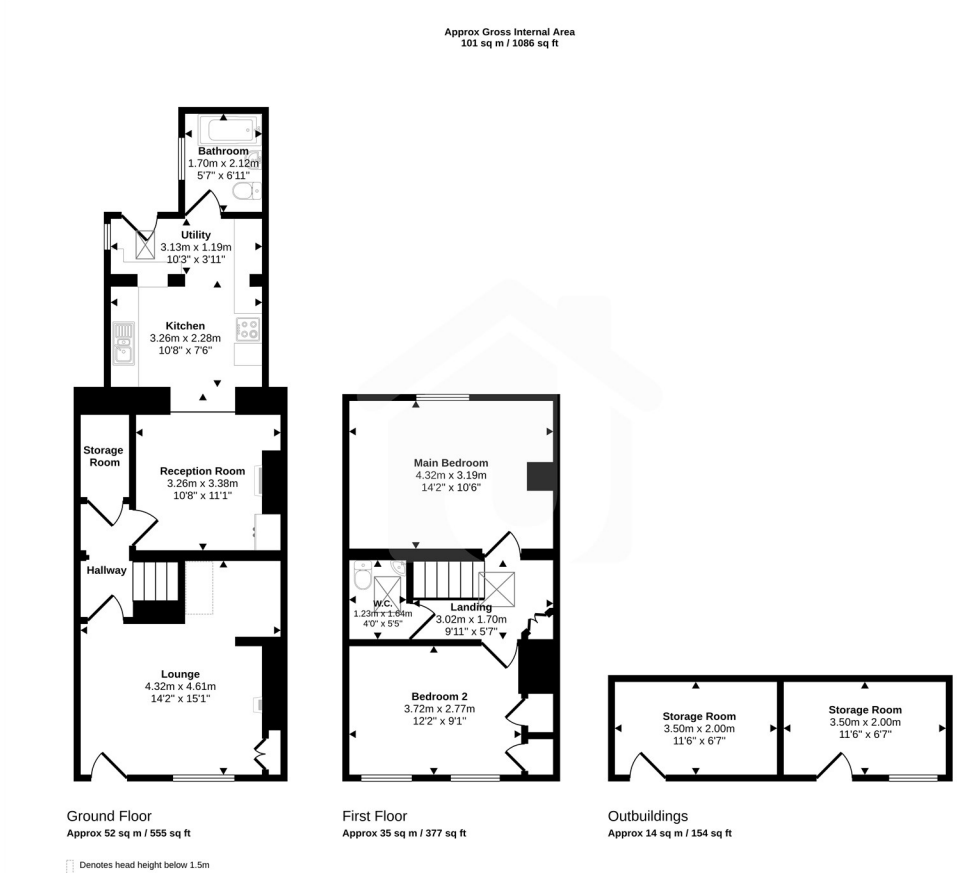
ANTI MONEY LAUNDERING
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. Buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. current utility bill, bank statement etc). A fee of £30 per buyer will be charged to cover the cost of these checks. This fee must be paid before the checks are carried out. Please note that this is an agency fee, not a government charge. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.











MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only. This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.

VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
We always like any potential purchaser to follow our four steps:

1. **Read property description**
2. **Look at floorplan**
3. **Watch our virtual viewing video**
4. **Please provide and assist proof of affordability**

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

LET'S TALK

0116 236 7000 judgeestateagents.co.uk sales@judgeestateagents.co.uk 13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ

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ZOOPLA rightmove

TERMS & CONDITIONS

Money laundering
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. Money laundering regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.