

Sinclair

45 Albion Road, Sileby
Loughborough

£177,500



45 Albion Road

Sileby, Loughborough

Period home near village centre and station. Two double bedrooms, loft room, living and dining rooms, kitchen, bathroom, rear garden. uPVC double glazing, gas central heating. No upward chain. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- No Upward Chain
- Period Residence
- Combination Gas Boiler
- Two Reception Rooms
- Two Double Bedrooms
- Village Centre Location



Living Room

uPVC door entering into the living room. Having a brick surround fireplace, picture rails, access through to the dining room.

Dining Room

12' 4" x 12' 6" (3.75m x 3.81m)

Having uPVC double glazed windows to the rear, under stair storage cupboard, stairs rising into the first floor and timber effect flooring.

Kitchen

8' 11" x 7' 1" (2.71m x 2.16m)

Having wall and base units with rolled edge worksurface, electric oven, four ring electric hob, stainless steel sink and drainer unit, space and plumbing for washing machine, timber effect flooring, uPVC double glazed window and a uPVC opaque door to the garden.

Landing

Stairs rising to the first floor give way to, two bedrooms and the bathroom.

Bedroom One

11' 3" x 12' 4" (3.42m x 3.76m)

Having uPVC double glazed windows to the front, pendant light and stairs accessing the loft room.

Loft room

16' 3" x 11' 5" (4.95m x 3.49m)

Stairs rising from bedroom one, pendant lighting, eaves storage and Velux windows.



Bedroom Two

12' 1" x 9' 3" (3.69m x 2.83m)

Having uPVC double glazed windows to the rear, pendant lighting, brick fireplace display only and radiator.

Bathroom

8' 11" x 7' 3" (2.71m x 2.21m)

Comprising three-piece suite with a panelled bath with thermostatic shower over, wash hand basin, low-level flush wc, uPVC double glazed windows to the rear, tiled splashback, storage cupboard housing the gas boiler.





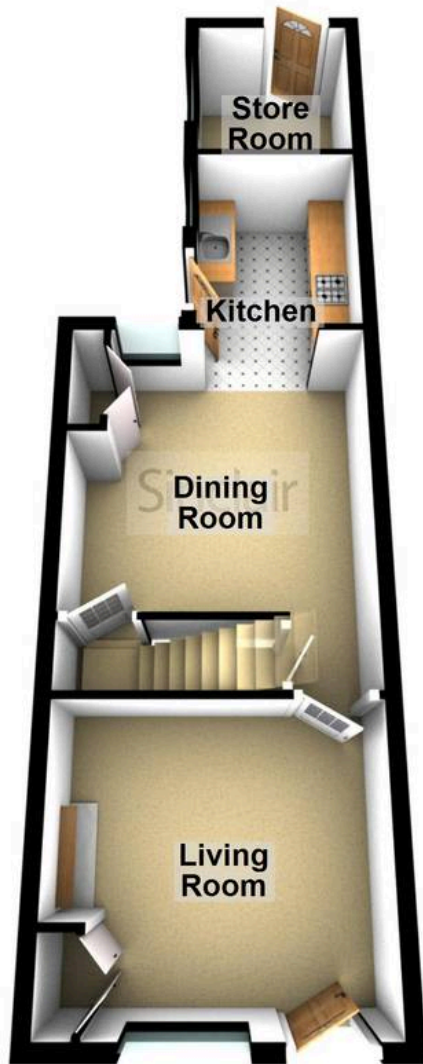
REAR GARDEN

There is a low maintenance garden with slatted patio areas with brick wall boundaries and gated access to the front.

ON STREET



Ground Floor



First Floor



Second Floor





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