

Sinclair



'Jasmine Cottage' 39 The Banks, Sileby

Loughborough

£154,950

'Jasmine Cottage' 39 The Banks

Sileby, Loughborough

Village centre character cottage with no upward chain. Two bedrooms, refitted bathroom, living and dining rooms, breakfast kitchen, courtyard garden, front garden, and parking.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No Upward Chain
- Village Centre
- Character Cottage
- Two Reception Rooms
- Gas Central Heating
- Set Back From Road



DETAILED ACCOMMODATION

Timber entrance door with inset opaque glass windows through to the entrance hall.

ENTRANCE HALL

The entrance hall has a radiator, further panel door accessing an inner hallway.

INNER HALLWAY

The inner hallway has stairs accessing the first floor and doors accessing the living room and dining room with exposed beam feature to the hall.

FRONT LIVING ROOM

11' 11" x 11' 3" (3.63m x 3.43m)

uPVC double glazed window to the front elevation, the measurements are to the side of the chimney breast which has a raised tiled hearth, brick back, the hearth is surmounted by a gas fed fire, there are display plinths and shelving to the side of the chimney breast. Radiator.

DINING ROOM

11' 2" x 7' 10" (3.40m x 2.39m)

The dining room has double glazed opaque glass window to the side elevation, exposed beam feature ceiling, radiator, door accessing an under stairs storage cupboard and door and opening to the breakfast kitchen.

FITTED BREAKFAST KITCHEN

12' 4" x 10' 3" (3.76m x 3.12m)

The breakfast kitchen is fitted with a single drainer sink unit with mixer tap over and cupboards under, fitted units to the wall and base, wall mounted and concealed gas boiler, loft access hatch, double glazed windows to both sides elevations, plumbing for washing machine, electric hob with oven under and extractor hood over, integrated fridge and freezer. Door to the side elevation accessing the courtyard style garden.



ON THE FIRST FLOOR

On the first floor the landing gives way to two bedrooms and a bathroom, window to the side elevation and loft access hatch.

BEDROOM ONE

14' 7" x 11' 11" (4.45m x 3.63m)

uPVC double glazed window to the front elevation, radiator and fitted wardrobe / cupboards.

BEDROOM TWO / STUDY / COT ROOM

6' 7" x 5' 0" (2.01m x 1.52m)

This room is ideally suited to a study or cot room, double glazed skylight window and radiator.

RE-FITTED BATHROOM

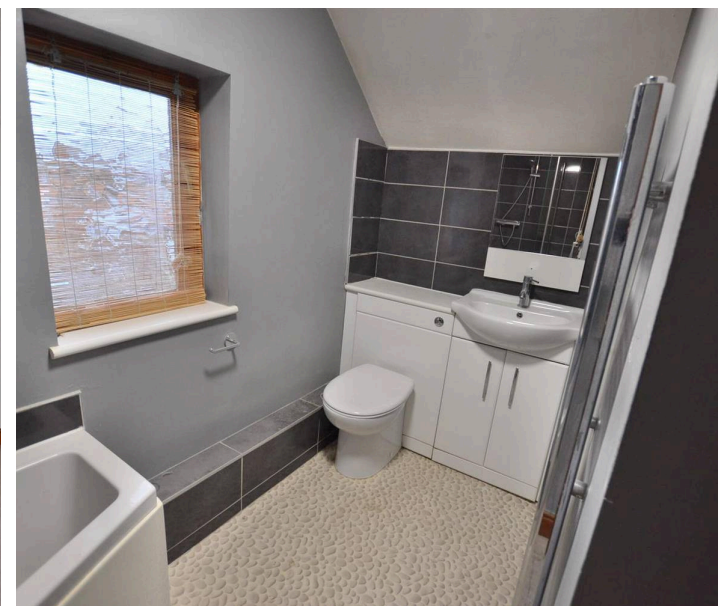
The bathroom is fitted with a white three piece suite comprising; panel bath with shower over and shower screening, low flush w.c., wash hand basin set to a vanity unit, airing cupboard. Double glazed opaque glass window to the side elevation.

Garden

The cottage enjoys a set back position from the road and has access to a fore garden which also accommodates parking. To the rear of the property there is an enclosed courtyard style garden with gated access leading to a brick out store and further gated access to the side with a right of way accessing the front.

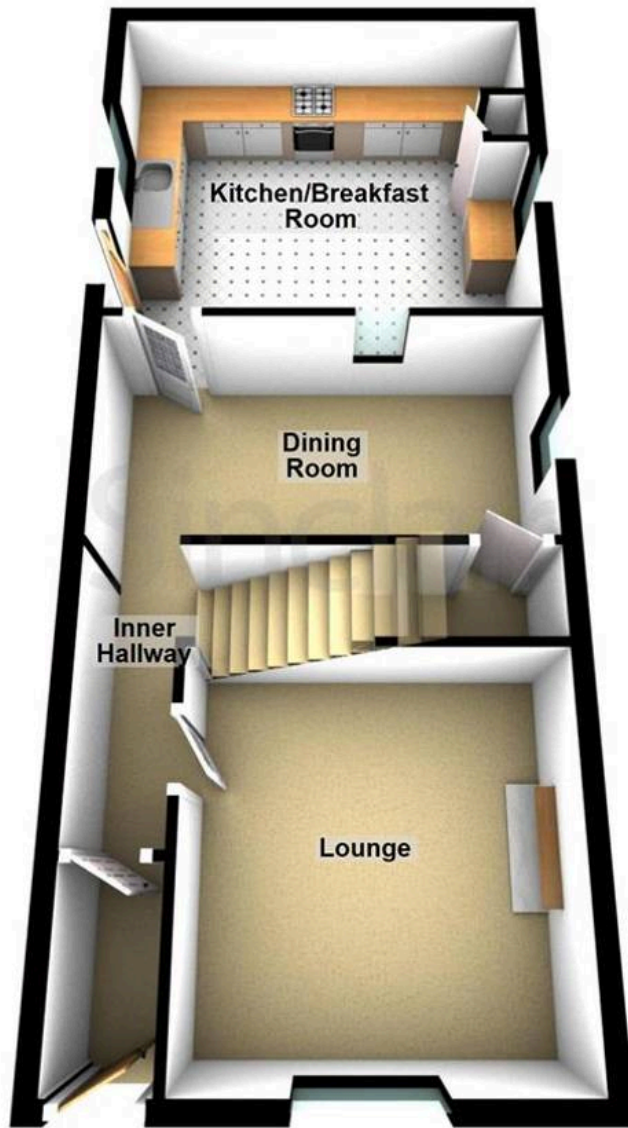
Off street

1 Parking Space

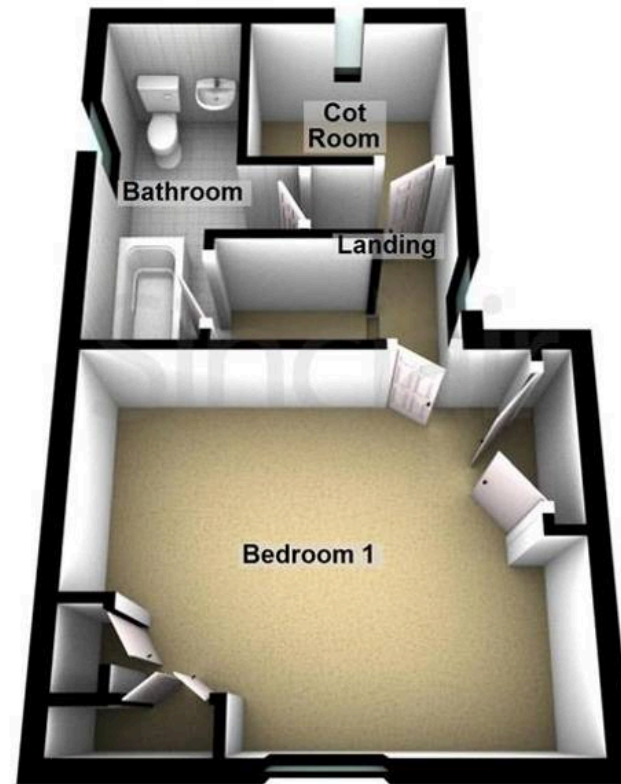




Ground Floor



First Floor





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