



# Sinclair

6 Kempson Close, Sileby, Leicestershire, LE12 7YZ

£240,000

01509 812777 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Modern Semi Detached
- Master En-Suite
- Downstairs WC
- Council Tax Band\*: B
- Two Double Bedrooms
- Driveway For Two Cars
- Garden To Rear
- Price: £240,000

## Overview

This modern, semi-detached property is a beautifully maintained two-bedroom home that features an ensuite bathroom in the main bedroom, as well as an additional WC on the ground floor. Built in 2022, it is an ideal option for first-time buyers or as a rental property. Inside, the well-appointed layout includes a hall, a living room, an inner hall, a useful storage cupboard, and a WC. The open-plan fitted dining kitchen is perfect for entertaining. On the first floor, you'll find two double bedrooms, an ensuite bathroom, and an additional bathroom. Outside, there is a driveway and a privately enclosed garden at the rear.

## Location\*\*

Sileby is a former industrial village and civil parish in the Soar Valley in Leicestershire, between Leicester and Loughborough. The village has a station on the Ivanhoe Line, and trains run regularly to Leicester, Loughborough, Nottingham and Lincoln. There are well established sporting clubs and facilities for Cricket, Football, Tennis and Lawn Bowls, Rugby, Baseball and Shooting amongst others. The village has undergone change over the last few years with the High Street and nearby King Street enjoying a number of shops, mini supermarket, a café, gift shop, hairdressers, beauticians and various pubs & social clubs. There are two main primary schools and a choice of nurseries. Nearest Airport: East Midlands (13.9 miles). Nearest Train Station: Sileby. Nearest Town/City: Loughborough (4.5 miles). Nearest Motorway Access: M1 (J23)

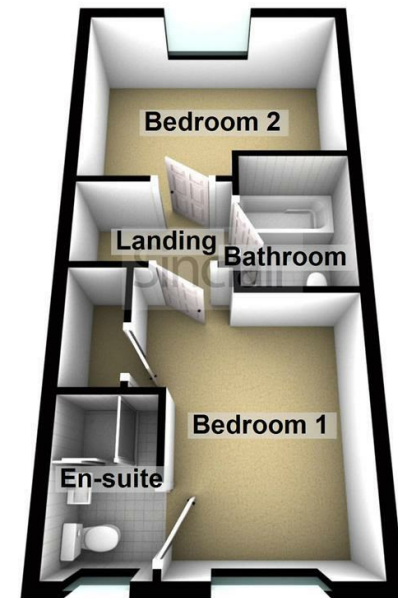


\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



6 Kempson Close, Sileby, Leicestershire, LE12 7YZ

Sinclair

## Detailed Accommodation

### DETAILED ACCOMMODATION

A uPVC double-glazed entrance door with a canopy above.

#### Entrance Hall

Access to the first floor is via the stairs, which lead to a door that opens into the living room.

#### Living Room

13'3 x 10'3 (4.04m x 3.12m)

A uPVC double-glazed window and a door leading into an inner hall.

#### Inner hall/lobby

The Inner hall gives way to a generously proportioned storage cupboard, downstairs w.c. and has open access to the fitted dining kitchen.

#### Downstairs Cloakroom/W.C.

Fitted with a white two piece suite comprising low flush w.c. and pedestal wash hand basin. Radiator.

#### Open Plan Dining Kitchen

13'3 x 9'10 (4.04m x 3.00m)

The kitchen features a one-and-a-half bowl single drainer sink unit with a chrome mixer tap and cupboards underneath. There are fitted wall and base units, along with wood-effect rolled-edge work surfaces and matching upstands. The kitchen includes an electric hob with an oven below and an extractor hood above, as well as plumbing for a washing machine and space for a tall-standing fridge freezer. In the dining area, there is a radiator and uPVC double-glazed French patio doors that overlook and provide access to the garden, along with an additional uPVC double-glazed window also looking out onto the garden.

#### First Floor Landing

The first floor landing leads to two double bedrooms, including an en-suite bathroom for the master, along with an additional bathroom.

#### Bedroom One

11'9 x 10'3 maximum & 8'7 minimum (3.58m x 3.12m maximum & 2.62m minimum)

This room features a uPVC double-glazed window, a built-in cupboard, and a door that leads to the en-suite bathroom.

#### En-Suite Shower Room

The en-suite shower features a white three-piece suite, including a shower cubicle, a low flush W.C., and a wash hand basin. It also has a uPVC double glazed window and a radiator.

#### Bedroom Two

13'4 x 10'1 maximum 8'5 minimum (4.06m x 3.07m maximum 2.57m minimum)

With a uPVC double-glazed window and a radiator.

#### Bathroom

The bathroom features a white three-piece suite, including a panelled bath, shower screen, low flush W.C., and wash hand basin. It also has a heated chrome towel rail.

#### Outside

To the side of the property there is a driveway providing off road parking for two cars, and to the rear of the property there is an enclosed garden with timber screen fencing, a patio and lawned garden beyond.





6 Kempson Close, Sileby, Leicestershire, LE12 7YZ

Sinclair



6 Kempson Close, Sileby, Leicestershire, LE12 7YZ

Sinclair





6 Kempson Close, Sileby, Leicestershire, LE12 7YZ

Sinclair






6 Kempson Close, Sileby, Leicestershire, LE12 7YZ

Sinclair



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

## Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

## Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

**Digital Markets Competition & Consumers Act 2024 (DMCC ACT)** - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Homesearch, Gov.uk and information provided and verified by our vendors.

## Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

## Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

## Referral Fee Disclosure

# Sinclair

## Thinking of Selling?

For a free valuation of your property with no obligation  
call Sinclair on 01509 812777



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.  
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

**Sinclair**

15 High Street, Sileby, Leicestershire, LE12 7RX  
Tel: 01509 812777  
Email: [sileby@sinclairestateagents.co.uk](mailto:sileby@sinclairestateagents.co.uk)