



**Swan Street, Sileby**

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## **Swan Street, Sileby**

A newly refurbished two-bedroom mid-terrace home offering newly refurbished rooms, modern kitchen and bathroom, and a low-maintenance courtyard garden. Ideally located close to local amenities, schools and transport links—perfect for first-time buyers or investors.

### **Auctioneer's Comments**

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### **Entrance**

A welcoming entrance space leading into the ground-floor accommodation. Freshly decorated with neutral tones.

### **Lounge**

A bright and airy reception room featuring a large front-facing window that floods the space with natural light. Newly decorated with modern grey carpet and white walls. Ideal as a main living room.

### **Dining Room**

A second reception room offering flexibility as a dining area, additional lounge, or home office. Freshly carpeted and neutrally decorated, with access through to the kitchen.

### **Kitchen**

A newly fitted modern kitchen complete with sleek grey cabinetry, coordinating worktops, tiled splashbacks and space for appliances. Rear window and door leading out to the courtyard. Practical layout with plenty of storage.

### **Bedroom One**

A large primary bedroom stretching the width of the property, featuring a large front window with plenty of natural light. Newly decorated and carpeted in soft grey.

### **Bedroom Two**

A second good-sized double bedroom overlooking the rear. Fresh décor and new carpeting make it move-in ready.



## Bathroom

A modern bathroom fitted with a white three-piece suite, including a bathtub with overhead shower, pedestal wash basin and WC. Cleanly finished with vinyl flooring and neutral wall panels



## Rear Courtyard

A private, low-maintenance outdoor space with artificial turf—ideal for seating, storage or simply enjoying some fresh air without the upkeep of a traditional garden.



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## **Swan Street, Sileby**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Newly refurbished throughout
- Two spacious double bedrooms
- and two generous reception rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£140,000**

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Property Ref:  
LBH115738 - 0005

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