



Lanes Close, Sileby



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**£190,000**

- VILLAGE LOCATION
- NEARBY SCHOOL CATCHMENT
- LOCAL AMMENTIES
- KITCHEN DINER
- GARAGE & PARKING
- IDEAL COMBI BOILER
- GREAT FOR INVESTORS AND FIRST TIME BUYERS
- FREEHOLD
- EPC rating C



A charming and well presented two bedroom home set in a popular village location, offering bright living spaces and flexible accommodation, ideal for a range of buyers.

The property features a bright and airy yet wonderfully cosy living room, creating a warm and welcoming space to relax. Well maintained throughout, the home combines comfort and practicality in a highly sought-after village setting. The kitchen dining room offers good space and is fitted with an impressive Country Chef 8-ring gas range cooker, contemporary spot lighting and a modern ladder-style radiator, with ample room for a dining table making it ideal for everyday living and entertaining. Upstairs are two well-proportioned bedrooms, including a good-sized double bedroom finished in neutral decor, alongside a second bedroom well suited to a nursery, home office or guest room. The bathroom is fitted with an electric Mira shower with double curved glass door screening.

Further benefits include a boarded loft housing the Ideal combi boiler, providing additional storage. Outside, the property enjoys a generous garden with patio and lawn, ideal for outdoor dining and leisure. There is also a single garage accessed via the garden gate, along with an allocated parking space.

The property is conveniently located for local schooling, falling within the catchment area for Sileby's well-regarded primary schools, including Sileby Redlands Community Primary School and Highgate Primary School. Secondary schooling is available in nearby Loughborough and surrounding areas, with good transport links supporting easy access. Sileby village centre offers a range of everyday amenities including local shops, cafes, supermarkets, healthcare facilities and leisure options, while Sileby railway station provides direct services to Leicester and Loughborough, making the location ideal for commuters.





**LOUNGE** 3.96m x 4.14m (13'0" x 13'7")

**KITCHEN DINER** 2.84m x 4.14m (9'4" x 13'7")

**BEDROOM ONE** 3.18m x 4.14m (10'5" x 13'7")

**BEDROOM TWO** 3.62m x 2.34m (11'11" x 7'8")

**BATHROOM** 2.09m x 1.71m (6'11" x 5'7")

## SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B

## DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## REFERRALS

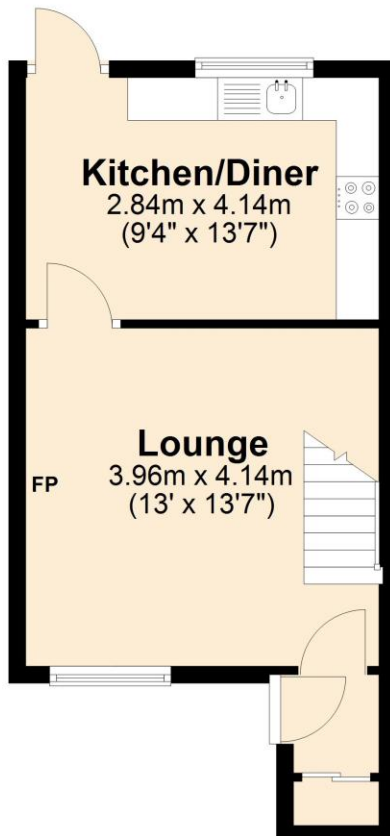
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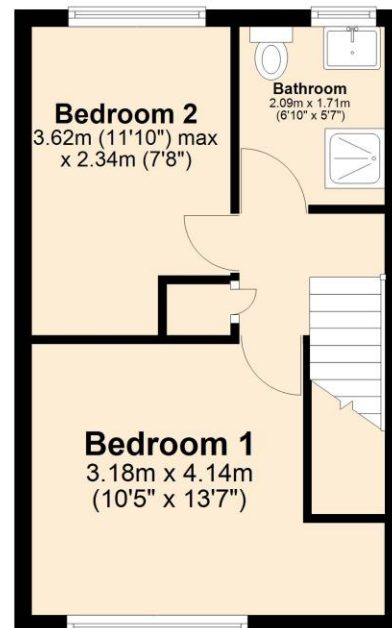
### Ground Floor

Approx. 30.5 sq. metres (327.8 sq. feet)



### First Floor

Approx. 28.6 sq. metres (307.7 sq. feet)



Total area: approx. 59.0 sq. metres (635.5 sq. feet)



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