

Kendal Road

Sileby, Loughborough, LE12 7PF



Having a low maintenance front and rear, this property also benefits from a full length garage, sizeable garden shed/workshop and enjoys a popular village location.

Offers over £235,000

John German

Set back from the road with a block paved driveway offering off road parking, the garage positioned to the side of the property features an electric roller door to the front.

The front door opens to the hallway with a part glazed door giving access through to the lounge and stairs leading off to the first floor.

An inviting reception space, the lounge has a large double glazed window to the front aspect and a fireplace. Open access through to the second reception room/dining room that has a useful understairs storage cupboard, patio doors to the rear garden and access to the kitchen.

The smartly refitted kitchen incorporates both eye level and base storage units, oak work surface and integrated appliances including a microwave, oven and stainless steel sink/drain unit. Additional appliance space offers room for a fridge/freezer and washing machine plus a gas feed to the kitchen ready for the addition of a gas hob.

To the first floor, the landing has doors off to the three bedrooms and family bathroom. Bedroom one is to the front aspect, with the benefit of integrated overstairs storage, as well as an air conditioning unit – extremely useful on hot summer evenings!

The second bedroom overlooks the rear garden and is currently utilised as a study, providing a dedicated space for home working. Adjacent to this is bedroom three, which would work well as a single and currently hosts a generous integrated wardrobe. The part tiled bathroom comprises of a white suite with panelled corner bath and shower over, low level WC and a pedestal hand wash basin.

Externally, the low maintenance rear garden is laid with both patio and artificial lawn and a sizeable shed/workshop. Rear access leads to the garage which offers a great storage space having both a light point and electrical sockets.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.charnwood.gov.uk
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/16112023

Local Authority/Tax Band: Charnwood Borough Council / Tax Band B



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

John German

Approximate total area[®]

894.19 ft²
83.07 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arla
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11
2TP

01509 239121

loughborough@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent