

Charles Street

Sileby, Loughborough, LE12 7SH



One of a kind detached property enjoying a village location and superb garden plot as well as ample off road parking. Presenting excellent scope for modernisation. Offered to the market with no upward chain.

Guide Price £325,000



John German

Set in the village of Sileby, offering easy access to the city of Leicester and itself having a range of amenities, this one of a kind property was individually designed and built, and enjoys a fantastic garden plot to both the front and rear. Offering excellent scope for modernisation, there is also ample space to extend (subject to the relevant permissions).

The property itself offers ample off road parking to the front, with the centrally positioned front door having a porch, with further door opening to the generous central hallway, having doors off to the lounge and kitchen, a double glazed window to the rear and stairs rising to the first floor.

The kitchen has a tiled floor and is fitted with eye and base level storage units, and work surface over. Dual aspect windows to the front and side provide natural light, with a door opening to the rear garden.

Opposite, the lounge has a fireplace with brick surround and has been partitioned with double doors to create a separate room at the rear, with patio doors offering views over the rear garden.

To the first floor, the spacious landing has dual aspect to the front and rear, with access to the three well proportioned double bedrooms and family bathroom which incorporates tiling to the walls, bath, WC and pedestal hand wash basin.

Externally, the property sits on a plot extending to approximately 0.22 acres. There is gated side access leading to the detached garage, with the patio located to the immediate rear of the property. There is also a brick built outbuilding offering further storage, with the remainder being laid largely to lawn, incorporating a variety of plants shrubs and trees.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

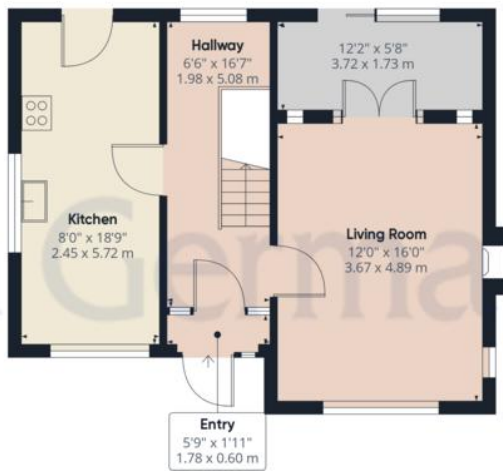
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

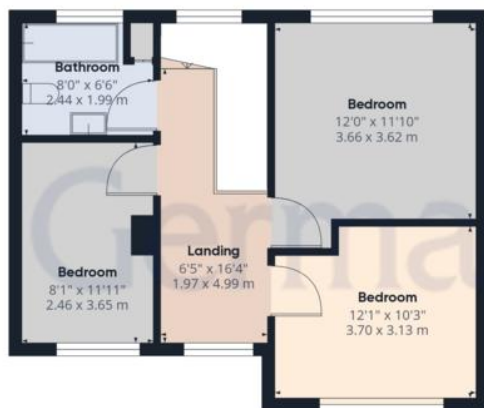
www.gov.uk/government/organisations/environment-agency
www.charnwood.gov.uk

Our Ref: JGA/24112023

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



Ground Floor



Floor 1

John German 

Approximate total area[®]
 1053.09 ft²
 97.84 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.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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