

# Charles Street

Sileby, Loughborough, LE12 7SH



With ample off-road parking, a detached garage and generous rear garden, this family home has also been extended to the rear, creating another room to the rear as well as a cloakroom. Offered to the market with no upward chain.

Guide Price £250,000

John German 

Located in the Leicestershire village of Sileby, between Leicester and Loughborough, this family home enjoys a spacious driveway offering ample off-road parking – as well as a detached garage.

Internally, the entrance porch opens to the hallway, where stairs rise to the first floor and a door opens to the lounge. This reception space has a double-glazed window to the front aspect, a feature fireplace with surround and open access through to the kitchen/diner.

This boasts a range of both eye level and base storage units, with work surface over. There is an integrated oven, gas hob and overhead extractor, as well as further appliance space for a washing machine and dishwasher.

The dining area offers ample space for family mealtimes, with there also being a useful understairs storage cupboard.

Beyond this, the rear extension has created an additional room, offering further storage space and access to the guest cloakroom with WC and hand wash basin. Patio doors open to the rear garden.

To the first floor, the landing has doors to the three bedrooms and family bathroom, with two of the three being doubles – and the third a single that could also be utilised for home working.

Completing the first floor, the family bathroom is tiled and features a panelled bath with shower over, vanity hand wash basin, low level WC and heated towel radiator.

Outside, the rear garden is a good size, with there being both patio and lawn. Side access opens to the garage, with there being additional patio towards the rear boundary including hardstanding for a shed.

**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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA22122023/26022024

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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