



DRAFT DETAILS

KING STREET, SILEBY, LOUGHBOROUGH LEICESTERSHIRE



£125,000

This two bed end terrace house is an opportunity for those looking for an investment. The property comprises of a Lounge, a Kitchen, a downstairs family bathroom, two double bedrooms and a rear garden with driveway access. It is situated within vicinity of local schools, commuter routes and the village's main High Street. Energy Performance rating D.

THINKING OF SELLING?

**For a FREE VALUATION of your property without obligation
RING FRECKELTONS on 01509 214564**

Residential Sales

LOUNGE: 3.25m x 3.33m (10' 8'' x 10' 11'') Comprises of a central heating radiator, ceiling light point, gas fire and UPVC double glazed windows facing front.



KITCHEN: 3.23m x 3.25m (10' 7'' x 10' 8'') Comprises of base level units, oven with four ring gas hob over, sink with right hand drainage basin, central heating boiler, gas central heating radiator, a ceiling light point and UPVC double glazed window facing the rear.



HALLWAY/PORCH: Accessible from the kitchen, leads to the rear garden and family bathroom. Ceiling light point.

BATHROOM: 2.39m x 1.6m (7' 10'' x 5' 3'') Comprises of a Bath, W/C, hand wash basin, a ceiling light point and a UPVC double glazed obscure window facing the rear garden.



LANDING: Ceiling light point and access to both bedrooms.

BEDROOM ONE: 3.3m x 3.23m (10' 10'' x 10' 7'') Comprising a gas central heating radiator, ceiling light point and UPVC double glazed window facing front.

BEDROOM TWO: 3.3m x 3.23m (10' 10'' x 10' 7'') Comprising a gas central heating radiator, ceiling light point and UPVC double glazed window facing the rear.



REAR GARDEN: Concrete and cobblestone ground, with accessibility to the front of the property via the driveway. Off-road parking at the side of the house that leads you to the rear garden.

SERVICES: We understand the property to be connected to gas, electric and water mains. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

TENURE/POSSESSION: We understand the property to be freehold and vacant possession will be given upon completion of the sale.

LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

PURCHASE PROCEDURE: Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

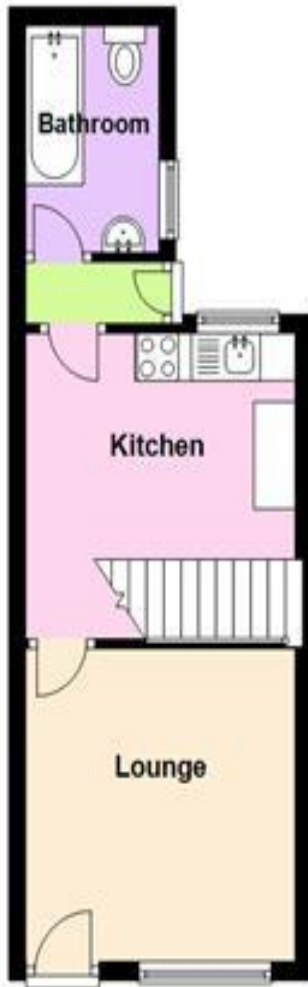
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving license or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

VIEWING: Strictly by prior appointment through ourselves.

IMPORTANT NOTE: All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. Details produced on the 17th January 2025. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



Energy performance certificate (EPC)

40, King Street 26497 LOUNSBROUGH LS10 2TA	Energy rating D	Valid until 5 March 2030
		Certificate number 2208/7074/292/4490/0290

Property type
end-terrace house

Total floor area
56 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-ratings-for-rented-properties-minimum-energy-efficiency-standard-and-letting-assistance) (<https://www.gov.uk/guidance/energy-ratings-for-rented-properties-minimum-energy-efficiency-standard-and-letting-assistance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60