

# The Maltings

Sileby, Leicestershire, LE12 7WX

John German



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Offers In Excess Of £290,000

Step inside a real gem of a home at The Maltings in Sileby, a former Victorian Brewery & Malthouse, lovingly restored and converted to high specification offering spacious and versatile accommodation while seamlessly blending character features with contemporary living, situated within Sileby Conservation Area.



This wonderful home would make a perfect purchase for professional couples, families or downsizers.

The property is ideally positioned to take full advantage of Sileby's excellent range of local amenities including well-regarded primary schools, convenience stores, cafés, pubs, and everyday services. The village also benefits from lovely nearby green spaces, offering plenty of opportunity for walking, cycling, and enjoying the outdoors.

For commuters, Sileby provides strong transport connections with its own railway station offering direct links to Leicester, Nottingham, Loughborough and London. There are regular bus services through the village, while the A6 and A46 are easily accessible. East Midlands Airport is also within a short drive, making it a convenient base for international travel.

Accommodation over three storeys comprises: three double bedrooms, en-suite, family bathroom, first floor lounge, ground floor W.C. and a fantastic open plan kitchen/dining room.

Externally, the property's south-facing garden offers a perfect place to relax and soak up the sun. Two allocated parking spaces are provided in the nearby residents' car park.

**Tenure:** Leasehold (125 years from 01/01/2015)

**Ground Rent:** £250.00 per annum

**Service Charge:** £771 per annum

**Freeholder:** Hazelton Homes (midlands) Limited, Estate Office, Rushton Hall, Rushton, Northamptonshire NN14 1RR Tel: 01536 714920

The Lease prohibits or restricts alienation.

(Purchasers are advised to satisfy themselves as to the tenure via their legal representative. Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional - Grade II Listed Conversion

**Parking:** Two allocated parking spaces

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

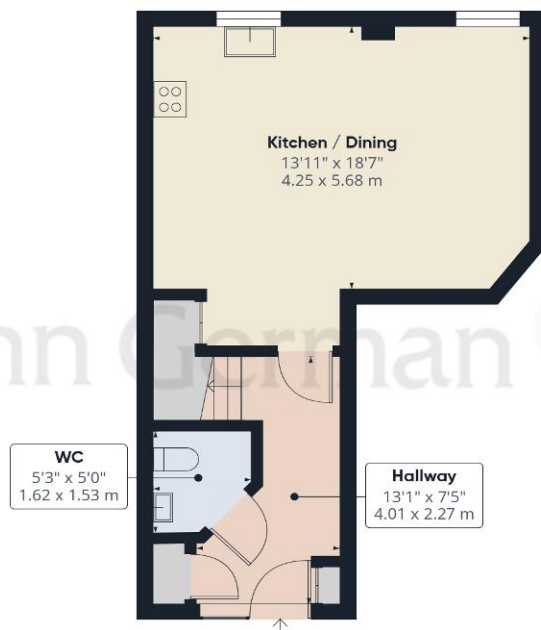
**Our Ref:** JGA/03022026

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

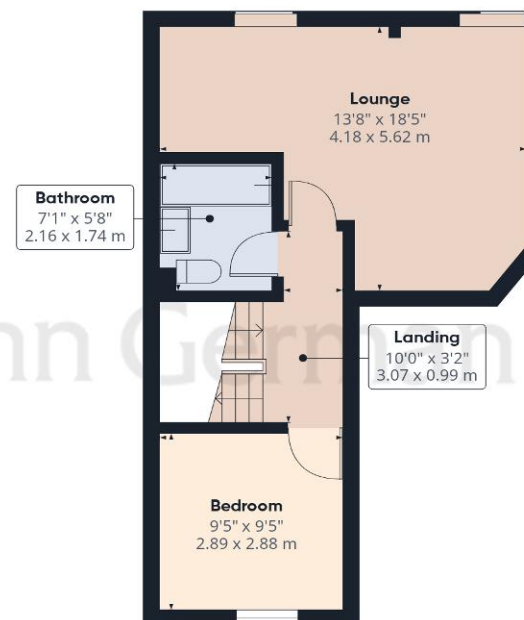




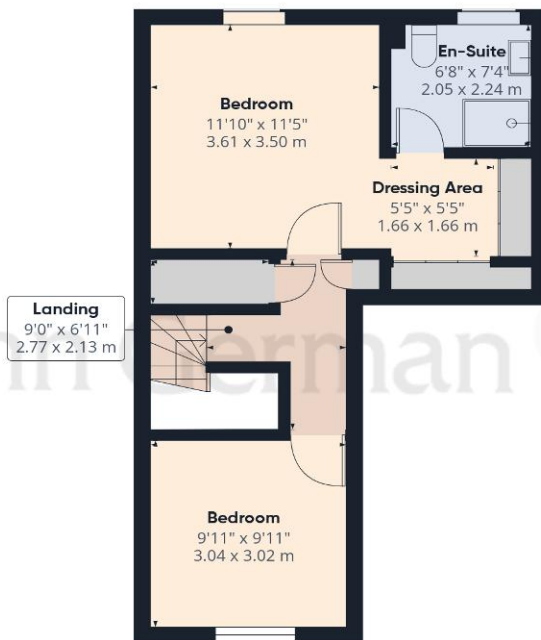




Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1183 ft<sup>2</sup>

109.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## 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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

## 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.

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