



41 Charles Street  
Sileby, Loughborough, LE12 7RH

£175,000

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## Brief Description

Located on Charles Street in the popular village of Sileby near to Loughborough, this semi-detached period property presents an **EXCITING OPPORTUNITY** for those seeking a **RENOVATION PROJECT**. With two bedrooms, this bay-fronted house is available with **NO UPWARD CHAIN**, making it an ideal choice for buyers eager to make their mark.

Upon entering, you are greeted by a welcoming entrance hall that leads to a **SPACIOUS** living room, complete with a gas fire set within a tiled hearth and surround. The **LIVING ROOM** features provides access to the kitchen.

The **KITCHEN**, though in need of modernisation, it currently offers two wall and base units, a stainless steel sink and drainer, and a window that overlooks the rear garden. A UPVC door leads directly to the outdoor space, while an understairs **PANTRY** and **UTILITY ROOM** enhance the functionality of the home. The utility room is equipped with a Belfast sink and has space for a washing machine, making it a valuable addition.

Venturing upstairs, the landing grants access to two well-proportioned **DOUBLE BEDROOMS** and a shower room. The **SHOWER ROOM** features a three-piece suite, including a double shower unit, WC, and hand basin, with partly tiled walls for ease of maintenance.

Externally, the **REAR GARDEN** is predominantly paved, offering a low-maintenance outdoor area adorned with mature trees and shrubs. A timber shed provides additional storage, and the garden is securely enclosed with fencing, featuring both side and rear gate access. Furthermore, a brick outbuilding with a garage store with potential vehicular access adds to the property's appeal.

This home is brimming with **POTENTIAL** and awaits a discerning buyer ready to transform it into a modern haven. Located in Sileby, you will benefit from being within easy reach of Loughborough's amenities. With its prime location and ample space, it is a **FANTASTIC OPPORTUNITY** for families or investors alike.





## ON THE GROUND FLOOR

Entrance Hall

Living Room

14'1" x 12'5" (4.29m x 3.78m)

Kitchen

10'5" x 10'5" (3.18m x 3.18m)

Utility Room

10'5" x 5'4" (3.18m x 1.63m)

## ON THE FIRST FLOOR

Landing

Bedroom 1

10'0" x 15'9" (3.05m x 4.80m)

Bedroom 2

12'5" x 8'7" (3.78m x 2.62m)

Shower Room

## ON THE OUTSIDE

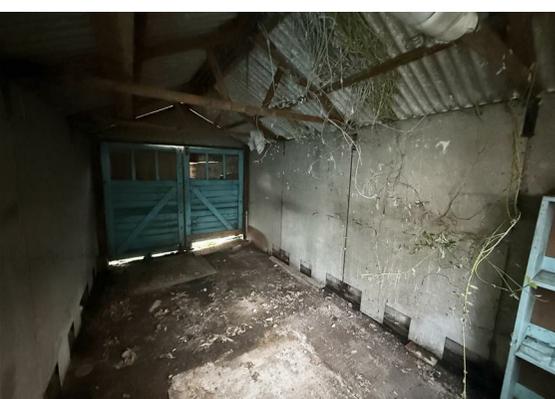
Front Garden

Rear Garden

Outbuilding Store

Rear Vehicular Access





## Floor Plan



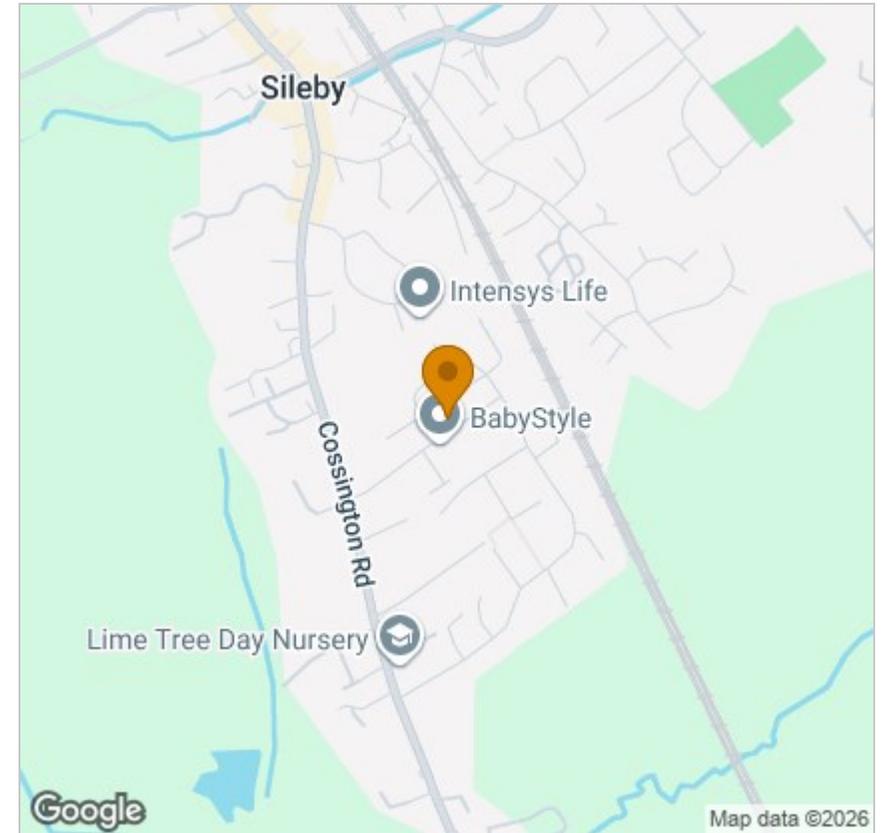
## Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

