



**37 KING STREET, SILEBY,
LEICESTERSHIRE, LE12 7LZ**



PRICE: £489,950

Formerly the Old Station Master's House, this extended family home offers flexibility and spacious accommodation. Retaining many original features, the property is an ideal family home or those looking to share with a relative. The main accommodation comprises of an entrance hall, lounge, dining room, kitchen, utility room, reception room with snug off and bedroom. Three bedrooms to the first floor and family bathroom. To the rear of the property, currently adjoined, there is an annex which comprises of a living room with kitchen area and shower room and bedroom to the first floor with en-suite WC. To the rear, there is a spacious garage with storage above. Plenty of off road parking and further hardstanding for caravan or motorhome. The property has gardens to the front and side. The property is situated within the heart of the village of Sileby within easy access to commuter routes and local centres of employment. The property must be viewed to appreciate the spacious and flexible accommodation on offer. Energy Rating of E.

THINKING OF SELLING?

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

Residential Sales

ACCOMMODATION:

ENTRANCE HALL: Staircase rising off to the first floor accommodation. Ceiling light point. Built-in cupboard. Window and door to the front elevation. Internal doors giving access to: -

BEDROOM 1: 3.05m x 2.87m (10'0" x 9'5") plus wardrobe recess. Window to the front and side elevation. Ceiling light point. Central heating radiator. Feature fireplace. Built-in wardrobes with mirror front sliding doors.

RECEPTION ROOM: 3.96m x 3.2m (12'0" x 10'6") Ceiling light point. Feature fireplace. Central heating radiator. Open plan to: -

SNUG: 3.4m x 1.98m (11'2" x 6'6") Sliding patio doors to the side elevation. Windows to the front and rear elevation. Several steps leading up to: -

LOUNGE: 5.41m x 4.37m (17'9" x 14'4") Two windows each to both side elevations. Two ceiling light points. Three central heating radiators. Door to rear hallway and further door to: -

LOBBY: Door leading onto the garden. Built-in cupboard housing this section of the property's central heating boiler. Door through to **ANNEX**.

KITCHEN: 3.91m x 2.54m (12' 10" x 8' 4") Comprising of a range of base and eye level units with roll edge worksurface. Inset 1½ bowl sink and side drainer. Space for range style cooker. Two ceiling striplights. Door to: -

UTILITY ROOM: Two ceiling striplights. Two lengths of worksurface with space for washing machine, dryer, chest style fridge freezer and freestanding fridge. Sink unit inset to the worksurface. Windows to the side and rear elevation.

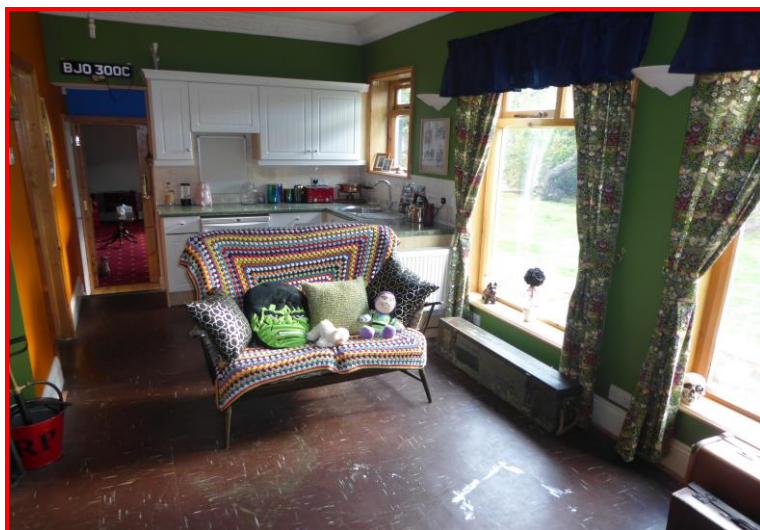
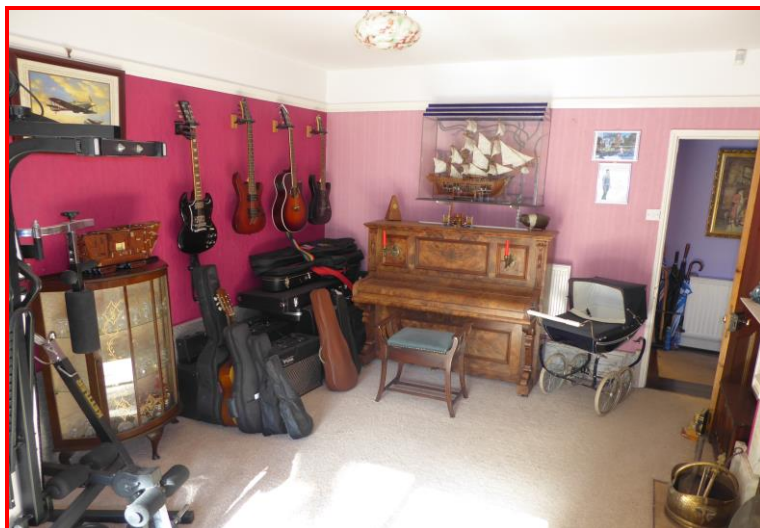
DINING ROOM: 6.15m x 2.69m (20'2" on average x 8'10") Two windows to the front elevation and one to the side elevation. Two ceiling light points. Two central heating radiators. Timber flooring.

FIRST FLOOR LANDING: Window to the side elevation. Internal doors giving access to: -

BEDROOM 2: 3.58m x 3.2m (11'9" x 10'6") Window to the front elevation. Ceiling light point. Central heating radiator. Loft access hatch.

BEDROOM 3: 3.63m x 2.9m (11'11" x 9'6") maximum. Window to the side elevation. Feature fireplace. Central heating radiator. Ceiling light point. Built-in double wardrobe.

BEDROOM 4: 4.55m x 2.67m (14'11" x 8'9") maximum. Separated into two halves. Window to the side and front elevation. Two ceiling light points. Two central heating radiators.



FAMILY BATHROOM: 3.63m x 2.9m (11'11" x 9'6") Comprises of a three piece suite to include bath with shower attachment over, WC and wash hand basin. Window to the front elevation. Ceiling light point. Central heating radiator.

ANNEX: 6.17m maximum x 4.37m maximum minimising to 2.80 (20'3" maximum x 14'4" maximum minimising to 9'2") Comprising of an open plan living/kitchen area. The kitchen has a range of base and eye level units with circular sink and drainer. Space for fridge or freezer. Two windows to the side elevation. There are three ceiling light points. Fire. Staircase rising off to the **ATTIC ROOM**. Internal door to: -

SHOWER ROOM: Comprises of a three piece suite to include shower cubicle, WC and wash hand basin. Heated ladder effect towel rail. Window to the side elevation.

ANNEX BEDROOM: 6.2m x 3.66m (20'4" x 12'0") These are maximum measurements and do not include sloping or pitched ceilings to parts of this room. Two windows to the side elevation and one to the front elevation. Ceiling light point. Central heating radiator.

EN-SUITE: WC. Wash hand basin. Window to the side elevation. Ceiling light point.

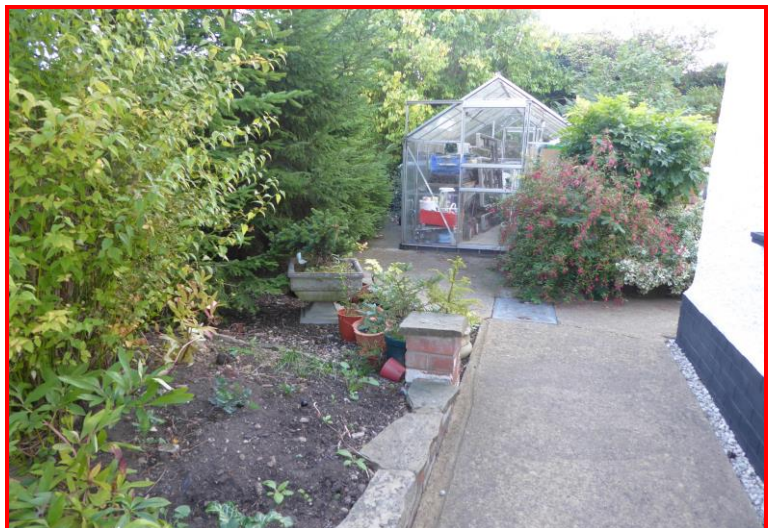
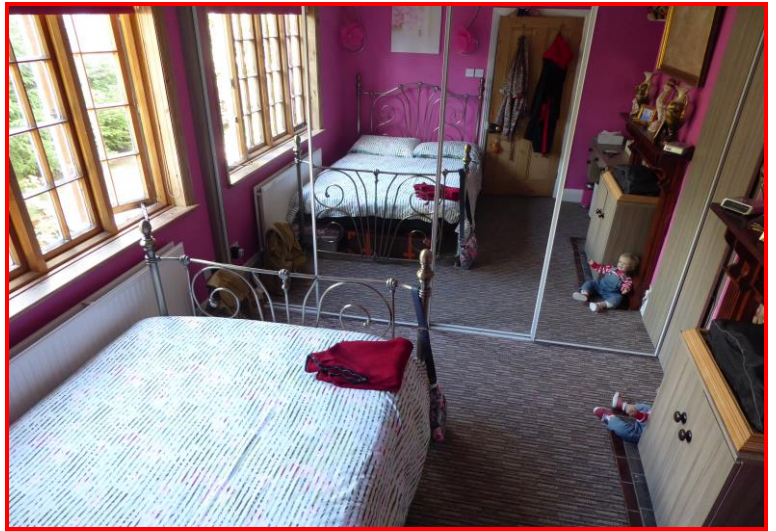
OUTSIDE: To the front is a wrought iron gate, which leads to the front garden. To the right hand side, there is a raised pond and planting borders to the side. To the left hand side, there is hardstanding for a greenhouse with mature shrubs and bushes inset. Down the left hand side, there is a concrete patio area with steps leading to a raised lawn to the left hand side, which leads down the side of the property to the rear. A personal access door leads through to the garage, 6.25m x 4.52m (20' 6" x 14' 10"), and has a roller shutter door to the rear and eave storage above matching that of the downstairs space. To the immediate rear of the property, there is off road parking for numerous vehicles with gating. A raised area to the left hand side of the house provides hardstanding for a caravan or large motorhome with further parking in front of this.

DIRECTIONS: Proceed from our office in a southerly direction on the A6 Leicester Road and continue for some distance until reaching the traffic island junction with the A6 bypass. Take the second exit onto the bypass and continue along over the roundabout and take the exit as signposted for Mountsorrel and Sileby. At the 'T' junction, turn left onto Mountsorrel Lane and continue along to the 'T' junction and turn right into Sileby. Take the first left onto King Street where shortly after passing the railway bridge, Number 37 can be located on the left hand side.

SERVICES: All services are connected to the property. 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 i.e. a passport, driving licence 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 27/9/2018 We are members of The Property Ombudsman scheme.

