
Sinclair
106 Charles Street, Sileby
Loughborough
£285,000

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Sileby, Loughborough

Spacious extended home with flexible annexe layout, up to 5 bedrooms, 3 receptions, 2 baths. Ideal for families or combined living. No upward chain. Needs cosmetic updates.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Substantially Extended Property
- Five Potential Bedrooms
- Two Bathrooms
- Flexible Accommodation
- Ideal For Combined Family Living
- Annexe Potential







Hall
Entrance door through to the entrance hall. The entrance hall gives way to a reception room, inner lobby and utility room

Reception Room/ Bedroom
12' 2" x 7' 9" (3.71m x 2.36m)
UPVC double glazed window, radiator and door accessing reception room two

Reception Room/ Bedroom
12' 2" x 7' 5" (3.71m x 2.25m)
UPVC double glazed window, radiator and door accessing the lobby area.

Lobby
Stairs accessing the first floor and door through to the main living room

Living Room
14' 0" x 14' 0" (4.27m x 4.27m)
UPVC double glazed window radiator wood effect laminate flooring and door accessing the separate dining room

Dining Room
9' 10" x 8' 3" (3.00m x 2.51m)
Wood effect laminate flooring, door accessing the kitchen and door through to the family/garden room

Family/ Garden Room
12' 1" x 9' 5" (3.68m x 2.87m)
UPVC double glaze sliding patio doors overlooking and accessing the garden, radiator and door through to the kitchen







Kitchen
12' 0" x 8' 4" (3.66m x 2.54m)
(Not Including Room Entry) Single drainer stainless steel sink unit with cupboards under, fitted units to the wall and base, roll edge worksurface, radiator, double oven, hob, UPVC double glazed windows and doors overlooking and accessing the garden, door through to the inner lobby and a door accessing the utility room

Utility Room
12' 0" x 6' 9" (3.66m x 2.06m)
UPVC double glazed window, plumbing for washing machine, space for additional appliances and storage, wall mounted gas fed combination boiler and door accessing the main hall.

Inner Lobby
The inner lobby accesses the downstairs shower room and reception room/office, further door accessing the main hall

Office/ Bedroom
13' 10" x 7' 10" (4.22m x 2.39m)
Double glazed skylight window, radiator. This room has been used in the past as a bedroom and is currently used as an office space.

Shower Room
Fitted with a white two-piece suite and a walk-in shower area

Landing
The first floor landing gives way to three bedrooms in the bathroom, UPVC double glazed window

Bedroom One
12' 4" x 8' 10" (3.76m x 2.69m)
(To the front of wardrobes) UPVC double glazed window, radiator and built-in wardrobe/cupboards

Bedroom Two
9' 8" x 8' 7" (2.95m x 2.62m)
(Not including recess) UPVC double glazed window and radiator

Bedroom Three





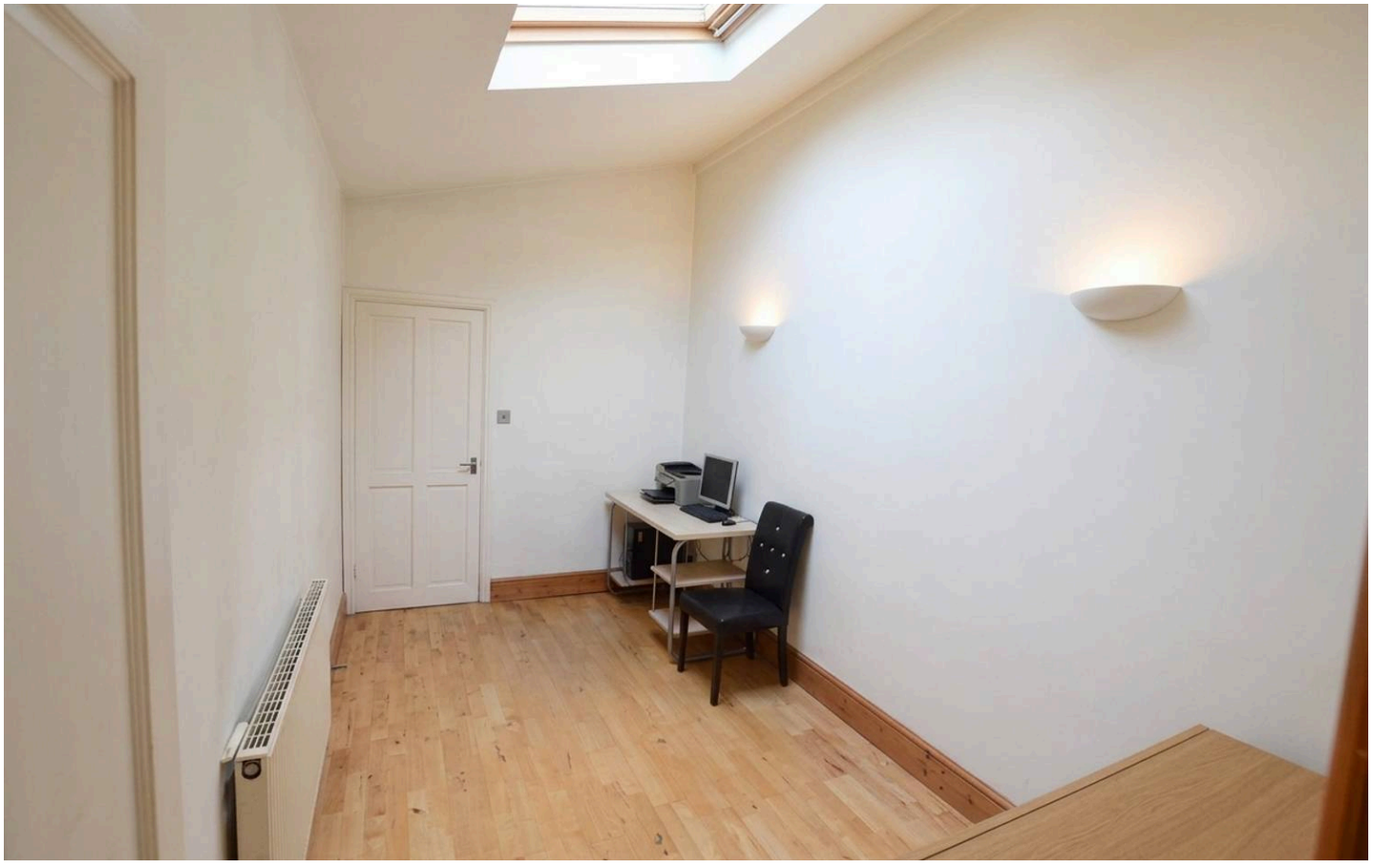









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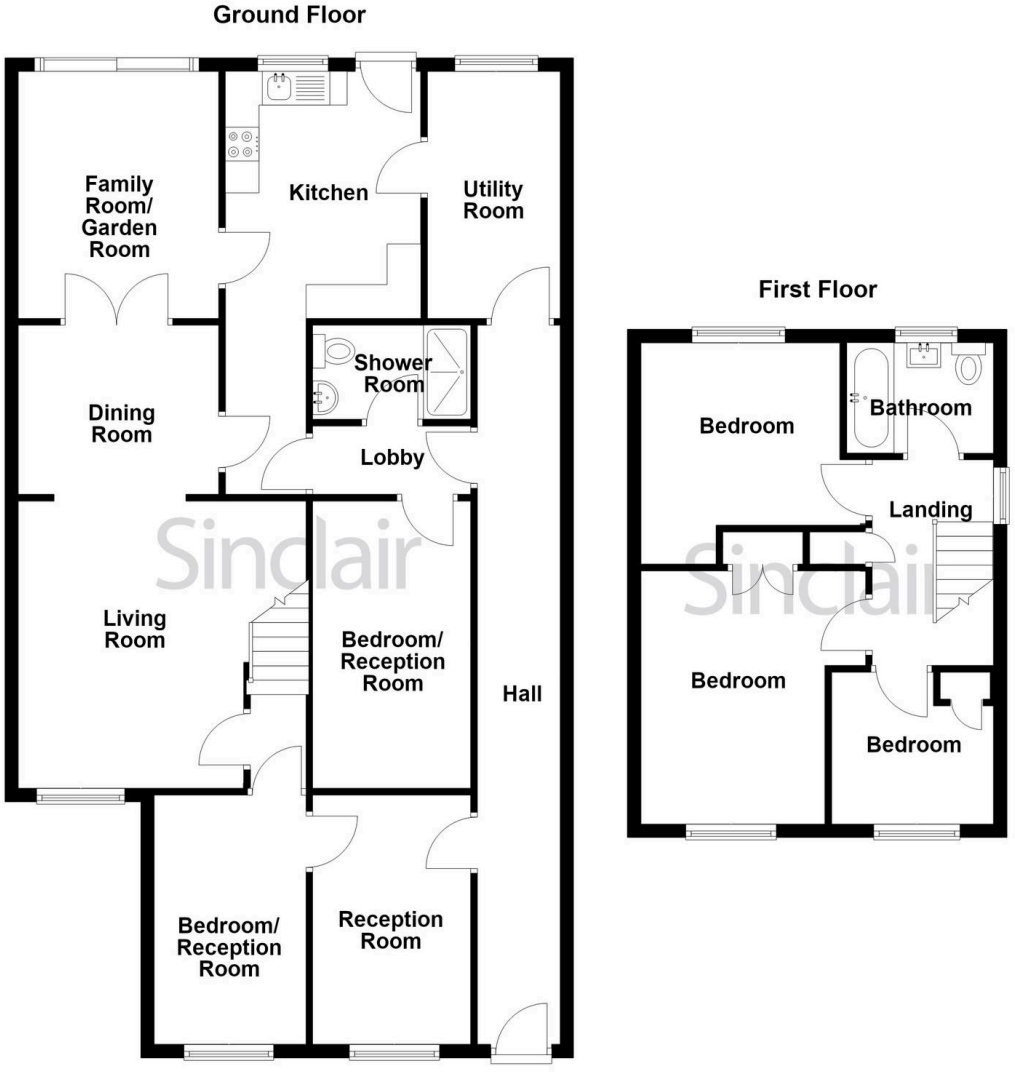
GARDEN

The rear garden is slabbed and gravelled for low maintenance. It has timber screen fencing and a private rear aspect.

DRIVEWAY

5 Parking Spaces

There is a gravelled drive offering ample parking.


Ground Floor
Family Room/ Garden Room
Kitchen
Utility Room
Shower Room
Dining Room
Lobby
Living Room
Bedroom/ Reception Room
Hall
Bedroom/ Reception Room
Reception Room
First Floor
Bedroom
Bathroom
Landing
Bedroom
Bedroom
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