



MAYNARD
ESTATES

41 Charles Street
Sileby, Loughborough, LE12 7RH

£175,000



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



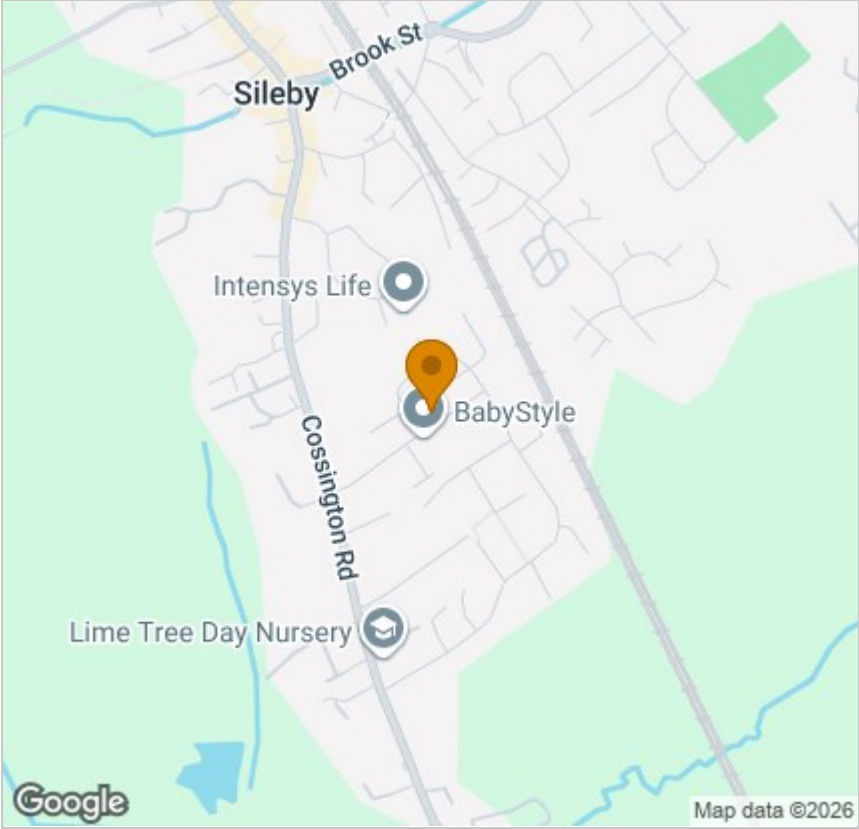
Viewing

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

