



3 Old Vicarage Mews  
Sileby, LE12 7FZ

£350,000

## 3 Old Vicarage Mews

Sileby, Loughborough, LE12 7FZ

An immaculate 3 bedroom, 2 bathroom charming home, situated in a quiet private development of just seven homes, in the highly sought-after Charnwood village of Sileby, neighbouring the church & just five minutes walk to the train station. Set across three well-designed floors, the property, built 2008, offers spacious and versatile accommodation with full gas central heating, timber sealed unit double glazing and decorated to the highest standard with quality floor coverings throughout. 2 allocated parking spaces to rear. Early viewing highly recommended. Freehold. Council tax band D

Sileby is a particularly well serviced Charnwood village situated around a traditional village centre and offers extensive local facilities including popular pubs and shops. The village is well placed for fast access to Loughborough, Melton & Leicester via major roads & rail.

### Entrance Hall

Hardwood entrance door with double glazed panel, attractive hardwearing LVT flooring, stairs to first floor, radiator.

### Cloaks/wc

Fitted with a contemporary suite comprising of wash hand basin, wc, mainly tiled walls, attractive hardwearing LVT flooring, radiator, extractor fan.

### Lounge

20'9" x 12'10" (6.35m x 3.93m)

A delightful spacious living room enjoying dual aspect with light coming in from the double glazed window to front and double glazed French doors to rear. Electric fire set within modern fireplace, attractive hardwearing LVT flooring. Two radiators, spotlights to ceiling, under-stairs store.

### Kitchen-Diner

15'4" x 10'4" (4.69m x 3.15m)

Double glazed French doors & double glazed window to rear, attractive hardwearing LVT flooring, spotlights to ceiling, radiator. Fitted with a modern range of base, drawer & eye level units, work surfaces with upstands and under unit lighting, white enamel sink unit with mixer taps. Appliances include built-in Neff stainless steel electric fan assisted double oven/grill, induction hob with extractor hood over, integrated dishwasher. Ample space for a table and chairs.

### Utility Room

6'7" x 5'10" (2.02m x 1.80m)

Spotlights to ceiling, fitted with base & eye level units, work surfaces, upstands, integrated fridge/freezer & integrated washing machine, extractor fan.

### First Floor: Landing

Fitted neutral carpet, a second staircase leading to the second floor.

### Bedroom Two

10'8" x 9'7" (3.27m x 2.93m)

Double glazed window to rear, fitted neutral carpet, radiator.

### Dressing Area

10'0" x 5'2" plus robes (3.06m x 1.60m plus robes)

A really useful dressing room which issues off Bed 2 which is the primary bedroom on the first

floor. Two double glazed windows to rear, radiator, spotlights to ceiling, built-in wall to wall wardrobes offering a wealth of hanging and further storage options.

### Bedroom Three

9'10" x 9'8" (3.01m x 2.95m)

Double glazed window to front, fitted neutral carpet, radiator.

### Bathroom

7'10" x 6'8" (2.40m x 2.05m)

Double glazed opaque window, chrome heated towel rail, vinyl flooring, mainly tiled walls, spotlights to ceiling, extractor fan. Panelled bath with mains shower over, glass screen, pedestal wash hand basin, wc.

### Second Floor: Small landing

### Bedroom One

14'9" x 9'2" (4.52m x 2.80m)

Two double glazed skylights, fitted carpet, two radiators, built in wardrobes with mirrored doors offering a wealth of hanging and further storage options.

### En-suite Shower Room

Double glazed skylight, chrome heated towel rail, vinyl flooring, extractor fan, shower cubicle with mains shower, contemporary vanity wash hand basin, wc. Door to further eaves storage.

### Outside

To the front of the property is a neat forecourt with beds stocked with plants overlooking the church with a low wall, wrought iron railings and a gate. The private enclosed rear garden is approx 40' and has a paved patio, lawn, good sized timber shed with power, fully fenced boundaries, gated rear access to two allocated parking spaces (one directly adjacent to the rear fence and the other being the first space under the canopy shelter).

### Local Authority & Council Tax Info (Charnwood))

This property falls within Charnwood Borough Council ([www.charnwood.gov.uk](http://www.charnwood.gov.uk))

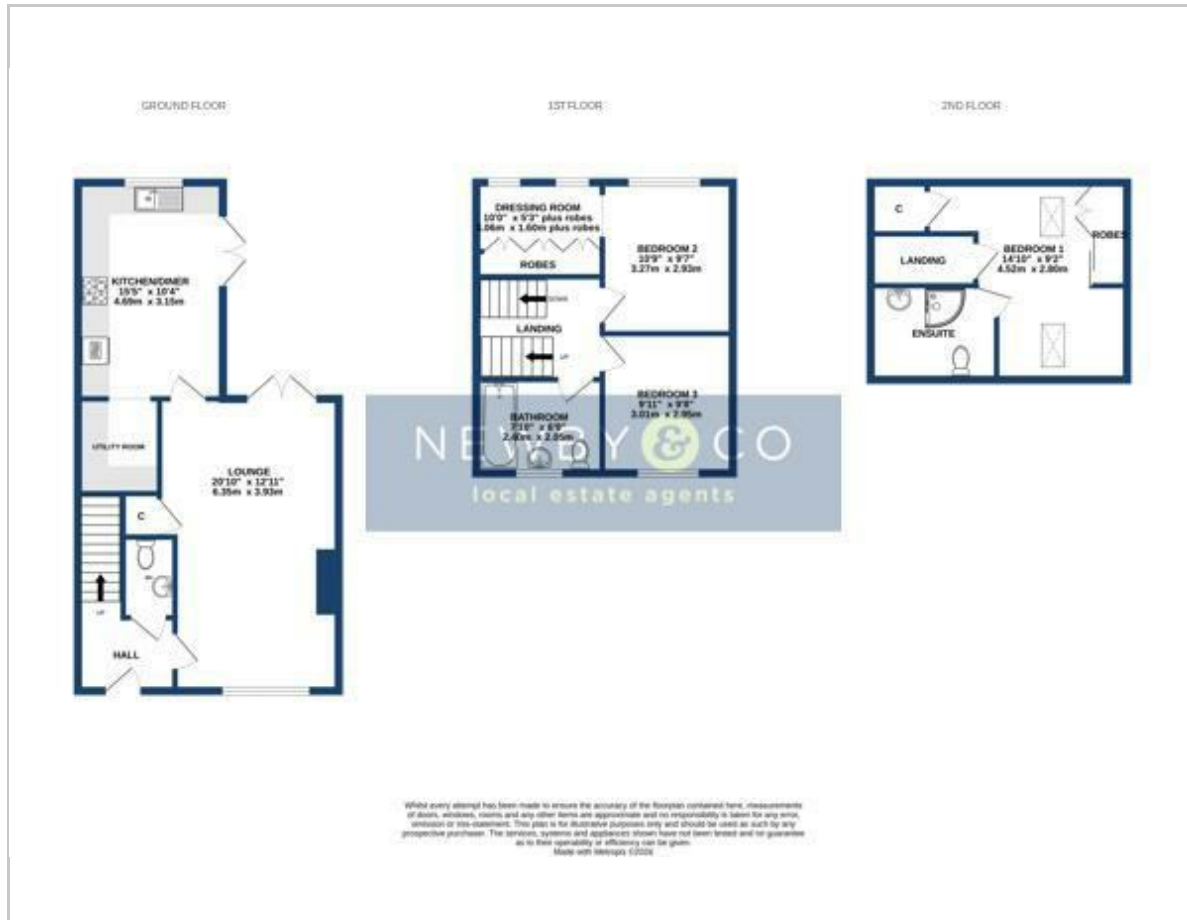
It has a Council Tax Band of D which means a charge of £2382.57 for tax year ending March 2027

Please note: When a property changes ownership local authorities do reserve the right to recalculate council tax bands.

For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



## Floor Plan



## Viewing

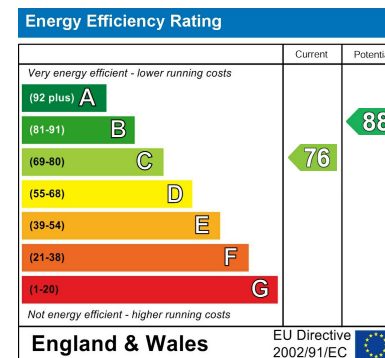
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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