



King Street, Sileby, Loughborough

Asking Price £175,000





A stunning two-bedroom mid-terrace home in the heart of Sileby, finished to a high standard throughout. Offering spacious open-plan living, modern kitchen/diner, and two well-proportioned bedrooms, this property is perfect for first-time buyers or small families. The home also benefits from a private rear garden and excellent natural light.



You enter the property via the front door into a beautifully styled main living area, thoughtfully decorated and featuring integral storage within the alcoves. A large front-facing window allows natural light to flood the room, complemented by a modern cast iron radiator, creating a warm yet contemporary feel.

An under the stairs cupboard provides a handy and practical space for coats and shoes.

Leading through to the open-plan kitchen/diner, the dining area is equally well-presented, featuring laminate wood flooring, a charming feature fireplace, and an additional cast iron radiator, perfect for both everyday living and entertaining.





The kitchen occupies the rear of the ground floor and is well-equipped with tiled flooring and work surfaces on both sides. It offers a double freestanding oven, plumbing for a washing machine, space for a dishwasher and freestanding fridge/freezer, along with ample cupboard storage. A rear window and skylights ensure the space is bright and airy. The kitchen also houses the recently fitted boiler (9 months old).

Upstairs, the property offers two generously sized bedrooms. The principal bedroom, located at the front, benefits from extensive built-in wardrobe space and tasteful décor in keeping with the rest of the home.

The second bedroom has been cleverly adapted to maximise space, comfortably accommodating a double bed alongside integral wardrobes and a dressing table, while still allowing room for additional drawers and storage.

The family bathroom completes the first floor and includes a bath with shower over, wash basin, WC, towel warmer, and a window for natural light.

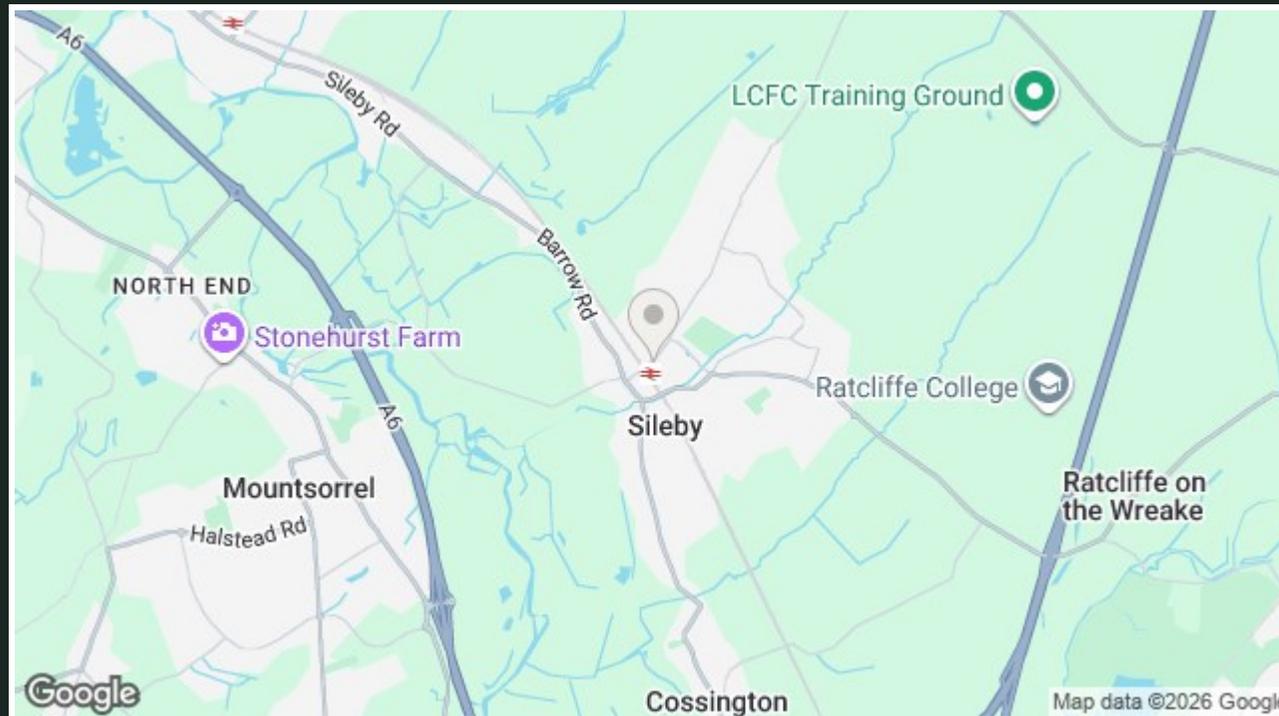




Externally, the rear garden features a patio seating area and a smaller stoned section, creating an ideal low-maintenance space for enjoying the warmer months.

How to find King Street, Sileby, Loughborough

King Street in Sileby is a central and historically rooted thoroughfare that reflects the village's long-standing character and community life. Lined with a mix of traditional buildings and local businesses, the street serves as a key link between residential areas and essential amenities. Its layout and architecture offer a glimpse into Sileby's development over time, blending heritage with everyday activity in a way that captures the essence of this Leicestershire village.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	68		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	