

# Holdings

A Modern Estate Agent



62 Kendal Road, Loughborough, LE12 7PF

£285,000

A well presented three bedroom semi-detached home in the popular village of Sileby, featuring a spacious kitchen/diner with French doors opening onto a private rear garden. Ideally located for access to Leicester and Loughborough, with excellent local transport links.

## **Summary**

Situated in the well-served village of Sileby, this well presented three bedroom semi-detached home offers comfortable and practical living, ideal for first-time buyers, young families or those looking to upsize. The village itself benefits from a train station and regular public transport links, providing convenient access to Leicester city centre and Loughborough.

The property is approached via a driveway, leading to a welcoming entrance hall with stairs rising to the first floor. Off the hallway is a useful downstairs WC fitted with a modern white suite. To the front of the property, the lounge provides a bright and inviting space, ideal for relaxing or entertaining.

To the rear, the kitchen/diner forms the heart of the home, fitted with a range of wall and base units with complementary tiled splashbacks, integrated oven, dishwasher, hob and fridge, along with space for a washing machine. Additionally, French doors and a further side door open directly onto the garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the landing provides access to three bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes, while the remaining two bedrooms offer flexibility for use as children's rooms, a home office or guest accommodation. The bathroom is fitted with a white suite, including a bath with shower over, wash basin and WC.

Externally, the rear garden has been thoughtfully arranged to include a decked seating area, patio and lawn, all enclosed by fencing, providing a safe and private outdoor space.

This attractive home combines a convenient location with well-proportioned accommodation and is ready to move into, making it a great opportunity for a wide range of buyers.

## **Disclaimer**

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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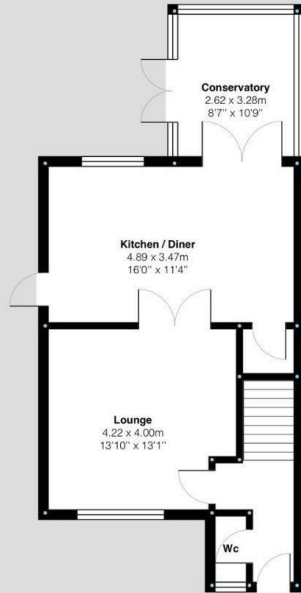
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## **Extra Information**

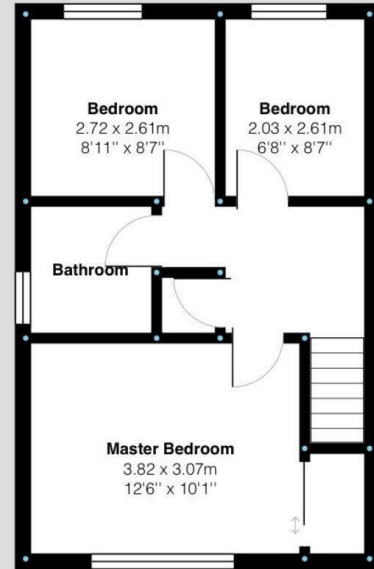
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# Floor Plan

Ground Floor:



First Floor:



Kendal Road, Sileby  
Internal Square Footage: Approx 927 sq.ft

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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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