

# Holdings

A Modern Estate Agent



53 Brick Kiln Road, Sileby, LE12 7YB

£230,000

Nestled in a desirable residential area in the heart of Sileby, Brick Kiln Road presents a fantastic opportunity to acquire a beautifully maintained and deceptively spacious home that combines comfort, convenience, and character. Perfectly suited to families, professionals, or those looking to step onto the property ladder, this attractive property offers flexible living accommodation and a warm, inviting atmosphere throughout. 8 Years ICW warranty remaining.

## Summary

Upon entering the property into the ground floor accommodation, this room boasts an open plan light and airy living space. Featuring a fitted kitchen with integrated fridge freezer, washing machine, dishwasher, oven and hob and a sizeable area for living furnishings - this room is an excellent space for all the family to enjoy. Doors lead onto the rear garden and a window to front elevation overlooks the open aspect and beyond. Completing the ground floor accommodation is a w/c.

Upstairs, the property boasts two generously sized double bedrooms, each offering excellent natural light and plenty of storage options. The contemporary family bathroom is finished to a high standard, with stylish fittings and a clean, neutral décor.

To the rear, the property benefits from a private south facing, enclosed garden - ideal for summer barbecues, children's play, or simply unwinding. The space is low maintenance and has been landscaped making a great space to enjoy the summer months in!

This property has one allocated parking space, as well as two, shared, visitor parking spaces.

Situated on Brick Kiln Road, the property enjoys a peaceful setting while remaining within walking distance of Sileby's vibrant village centre. Local shops, cafes, schools, and public transport links are all easily accessible, with Sileby train station offering direct routes to Leicester, Loughborough, and Nottingham - making it ideal for commuters. The surrounding countryside also provides plenty of opportunities for walking, cycling, and outdoor activities.

## 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.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in

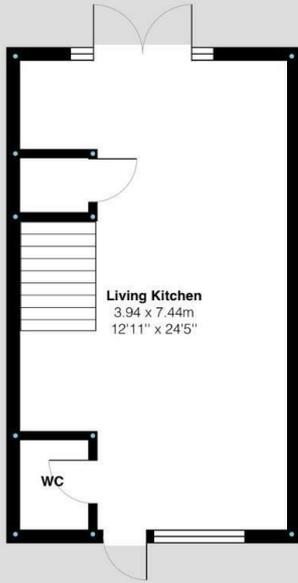
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## Extra Information

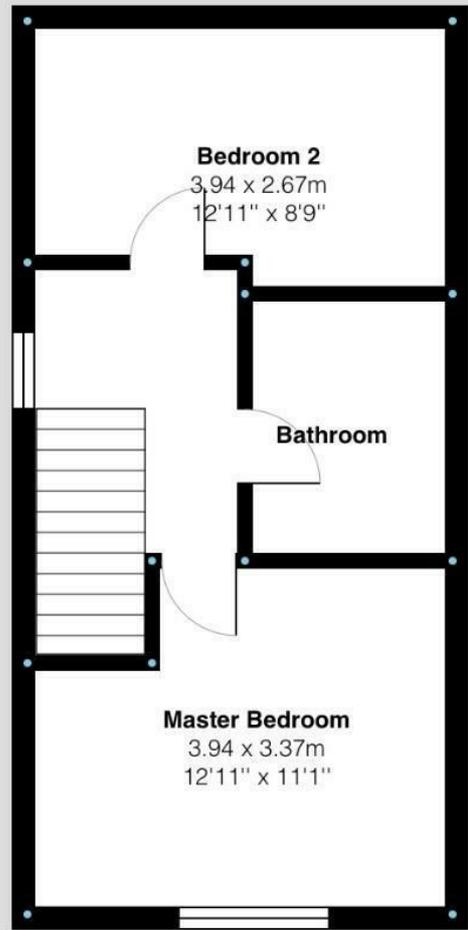
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# Floor Plan

Ground Floor:



First Floor:



Cemetery Road, Sileby  
Internal square footage: 631 sq.ft

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Road, Sileby  
Footage: 631 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			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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