

86 Seagrave Road, Sileby, Loughborough, LE12 7TP

Asking price £260,000

Council Tax Band: B

H&H
BESPOKE



****CHARACTER, GENEROUS SPACE AND THE OPPORTUNITY TO MAKE IT YOUR OWN****

With two spacious reception rooms, three bedrooms and a rear garden measuring approximately 68ft in length, *Seagrave Road, Sileby** offers an exciting opportunity for buyers looking to put their own stamp on their next home. **The property requires cosmetic updating**, providing scope to refresh the interiors and make the most of its character and well-proportioned accommodation.

The entrance hallway leads into a welcoming sitting room, where a box bay window brings in natural light and a fireplace provides an attractive focal point. Picture rails, decorative coving and fitted alcove shelving add personality, creating the foundations for a comfortable living space.

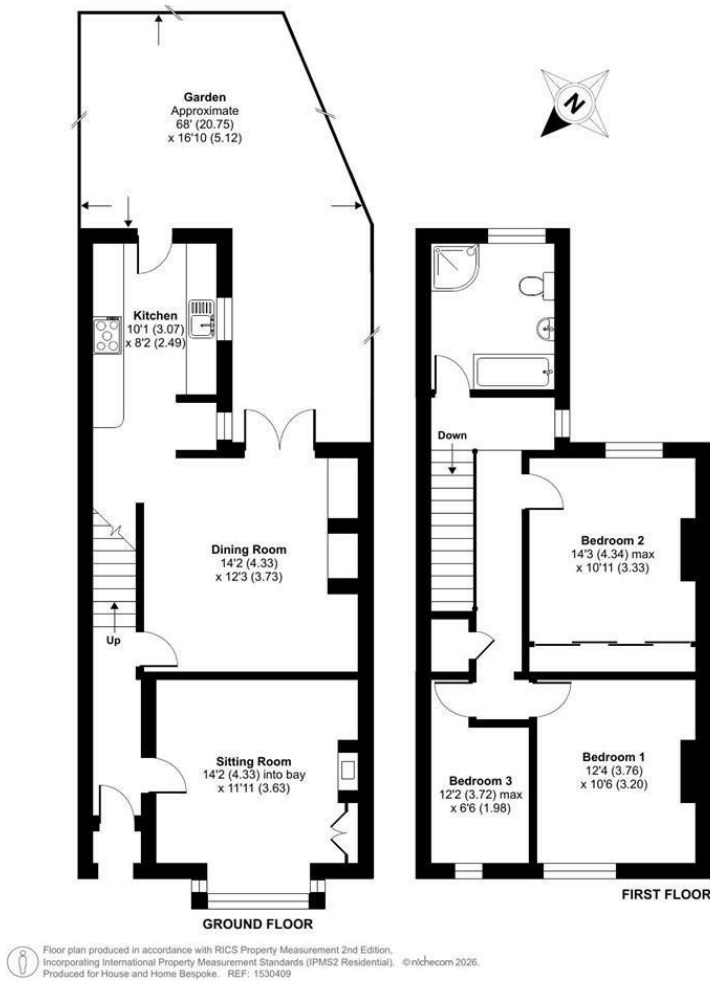
The separate dining room measures approximately 14ft 2in by 12ft 3in, offering plenty of room for family meals, entertaining or an additional seating area. Exposed brick detailing adds character, while French



13 Sherrard Street, Melton Mowbray, Leicestershire, LE13 1XH
0333 242 3760
Beth@houseandhomebespoke.co.uk

Seagrave Road, Loughborough, LE12

Approximate Area = 1171 sq ft / 108.7 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	72	
(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 