



GUIDE PRICE £229,950
SOUTHFIELD AVENUE, SILEBY, LOUGHBOROUGH



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Rezide is delighted to present this charming two-bedroom semi-detached property, nestled in the highly esteemed village of Sileby. Situated within an exclusive development on the outskirts of the village, just off Seagrave Road, this home offers a serene ambiance with its open aspect overlooking green space and a park. Meticulously maintained and tastefully decorated in a contemporary style by its current owners, this residence is in excellent condition throughout.



Approaching the property, one is immediately struck by its curb appeal, set back from the road and boasting off-road parking to the left, accommodating multiple vehicles. Upon entry through the canopy storm porch, you are welcomed into the inviting hallway. To the right, a convenient downstairs WC is located, while to the left, the kitchen awaits. The kitchen is equipped with a range of modern units, both wall and base level, complemented by contrasting laminate work surfaces. It features a low-level electric oven with a gas hob and extractor, alongside space and plumbing for a washing machine and fridge freezer. With its delightful outlook over the green space, the kitchen offers a pleasant culinary experience.





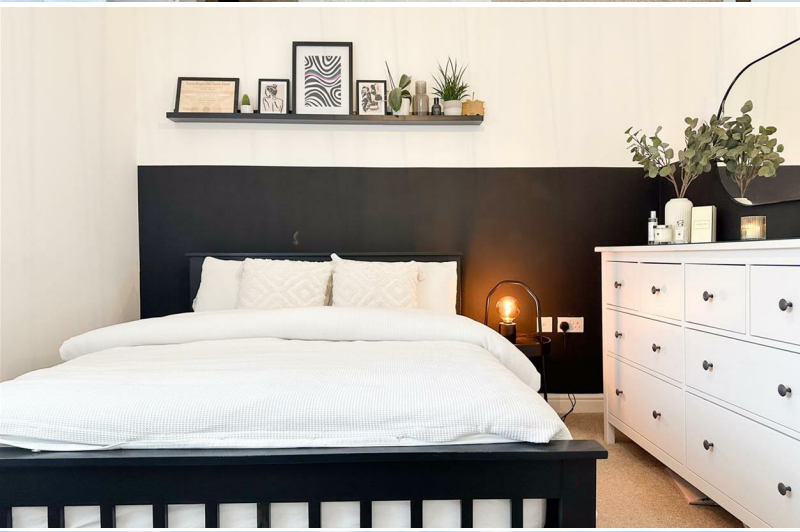


Adjacent to the kitchen, the lounge occupies the rear of the property and doubles as a lounge diner, providing ample space for both relaxation and dining. Brightened by windows to the side and French doors leading to the garden, the lounge enjoys an abundance of natural light. Beneath the stairs, a useful storage cupboard offers additional space for household items.



Ascending to the first floor via the staircase, the landing grants access to all upstairs accommodation, including loft access via a hatch. Two generously sized double bedrooms await, with the master positioned at the rear, offering space for a double bed and freestanding furniture, along with a tranquil view of the rear garden. The second bedroom, also spacious, overlooks the green space to the front and provides ample room for a double bed and furnishings. The bathroom, adorned in a contemporary style, features vinyl flooring, tiled walls to water sensitive areas, and





comprises a fitted panel bath with a shower overhead, pedestal wash basin, and low-level flush WC.

Situated on a generous corner plot in close proximity to the front green space and park, the property boasts a hard-standing driveway to the side, providing parking for two vehicles and granting external access to the garden through a gate. Landscaped with ease of maintenance in mind, the garden features a patio area and mature planted borders, enclosed by timber fencing. Additionally, there is space allocated for a garden shed in the corner, completing this delightful outdoor space.

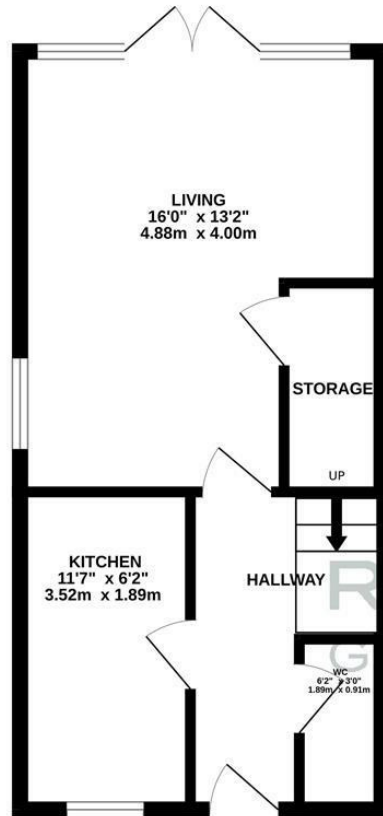




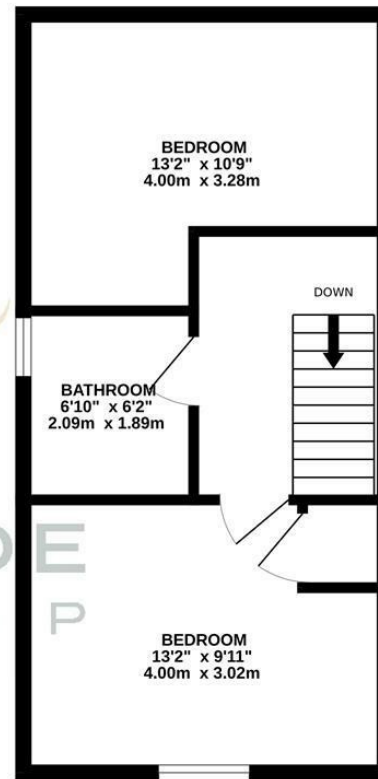
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PLOT PLAN FOR GUIDANCE ONLY

GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



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TOTAL FLOOR AREA : 724 sq.ft. (67.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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