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EXCELSIOR WAY, LE12 7XE, SILEBY,  
ASKING PRICE £350,000



Discover modern luxury living in this stunning three-bedroom detached property on Excelsior Way, nestled in the charming village of Sileby. Boasting a contemporary open-plan kitchen dining room with top-of-the-line appliances, a spacious lounge bathed in natural light, and three well-appointed bedrooms offering panoramic views of the picturesque countryside, this home is the epitome of elegance and comfort. With a private rear garden, off-road parking for two cars, and an attached garage, outdoor living is a breeze. Conveniently located near local amenities and transportation links, and with the added benefits of NHBC warranty and energy efficiency, this property offers the perfect blend of style, convenience, and tranquility. Don't miss your chance to make this your dream home.



Step into the epitome of modern luxury living with this exquisite three-bedroom detached property nestled in the idyllic village of Sileby. Welcome to Excelsior Way, where sophistication meets comfort, and every detail speaks of elegance.

As you step through the front door, you're greeted by an inviting entrance hall that sets the tone for what lies beyond. To your right, the spacious lounge beckons, bathed in natural light from dual aspect windows, perfect for relaxing or entertaining guests. On the left, discover the heart of the home - a contemporary open-plan kitchen dining room, upgraded with top-of-the-line appliances, including a double integrated oven, fridge freezer, dishwasher, and sleek







induction hob. French doors lead seamlessly to the private rear garden, where al fresco dining and lazy summer evenings await. The ground floor also offers a utility room and downstairs WC.

Ascend the lush-carpeted stairs to the first floor, where tranquility awaits in the form of three generously sized bedrooms, each boasting plush carpets, tasteful decor, and panoramic views of the picturesque countryside. The master bedroom, a serene retreat at the rear of the property, features fitted wardrobes







and its own ensuite shower room, adorned with contemporary tiling and luxurious fixtures.

Three additional bedrooms offer versatility and comfort, with ample space for relaxation or work. A family bathroom, adorned with modern grey tiles and a three-piece suite, provides the perfect place to unwind after a long day.

Outside, the property continues to impress, with a private rear garden offering both a lush lawn and a patio area for outdoor enjoyment. A gate leads to off-road parking for at least two cars and a single detached garage, providing ample storage space. The front of the property, enclosed by a hedge, offers the potential for future expansion, allowing you to create your own oasis of tranquility.

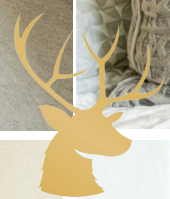






Conveniently located near a plethora of local amenities, including shops, schools, supermarkets, and transportation links, this property offers the perfect blend of rural charm and urban convenience. Whether you're seeking a peaceful retreat or a stylish space to entertain, this luxurious property on Excelsior Way promises a lifestyle of unparalleled comfort and elegance. Welcome home.

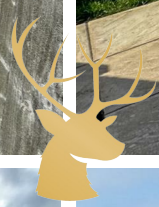








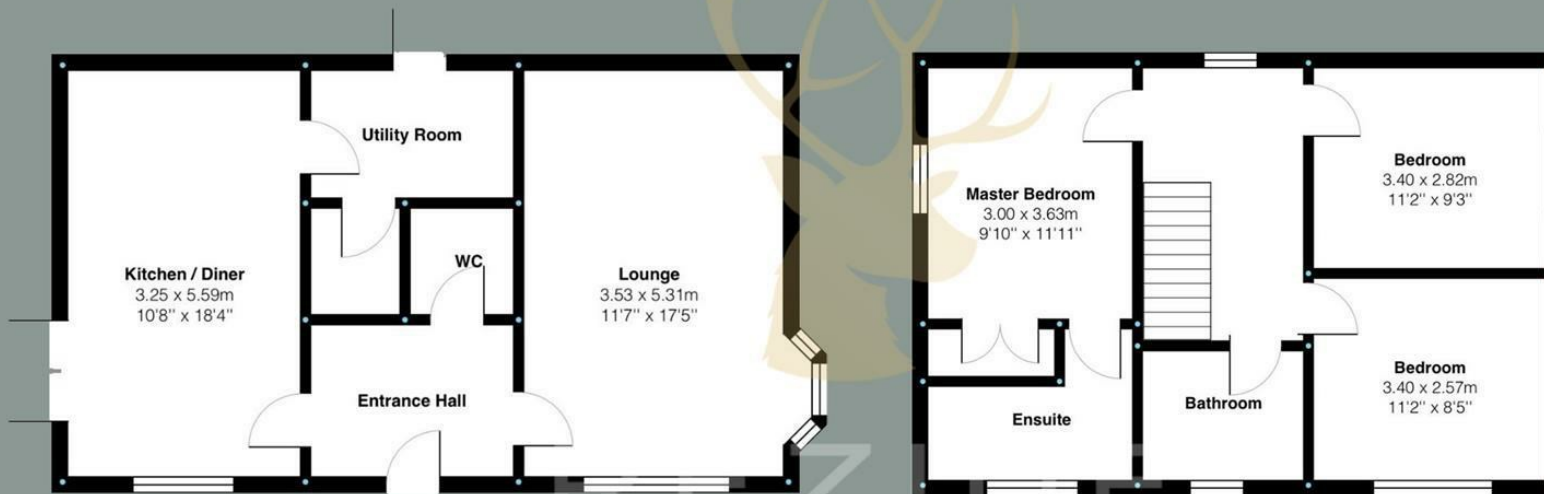






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PLOT PLAN FOR GUIDANCE ONLY



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