



SOUTHFIELD AVENUE, SILEBY
GUIDE PRICE £575,000





Rezide Estate Agents is delighted to introduce this exquisite five-bedroom detached executive home. Located on the highly desirable Valley View Estate in Sileby and built by Peveril Homes in 2015, only five of the impressive Millhall designs were constructed, and to our understanding, only one of them has exchanged hands since, making this a rare opportunity. This fantastic property features five bedrooms, a family bathroom, and a master en-suite. There are two reception rooms in addition to a spacious kitchen diner, utility room, and generous entrance hall. Outside, the property boasts a 0.16-acre plot, landscaped rear garden, parking for four vehicles, plus a double garage.



The layout consists of entering into a spacious entrance hall. The first thing you'll notice is the impressive high ceilings of the open staircase. The second is the luxury vinyl tiled flooring that runs throughout the ground floor. Leading off from the entrance hall, you will find a ground floor playroom/study (not photographed), downstairs WC, and utility room. Moving through into the contemporary kitchen diner, you will find a generous-sized space with ample room for cooking, entertaining, and dining.

The kitchen area features white handleless cupboards, wood-effect work surfaces, white subway brick tiling, and vibrant feature walls. In terms of appliances, there is an integral dishwasher, double oven, gas hob with extractor, and fridge freezer. The dining area currently has a dining table to seat eight people, but there is room for a larger one if desired. You'll also find windows and French doors looking out into the garden.





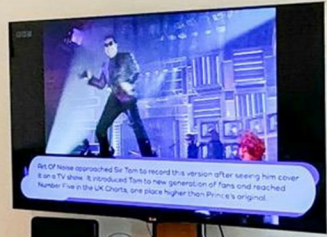
EAT DRINK AND BE MERRY



Leading off from the kitchen through double doors is the lounge, another sizeable room with ample space for large furniture. The room is flooded with natural light from a window and two sets of French doors that lead into the garden, making this a lovely cooling space in the summer months.

Heading upstairs, you will notice several windows on the landing and staircase, providing lots of natural light and a long corridor that leads to all five bedrooms and the family bathroom. The master bedroom features a Juliet balcony overlooking the garden, fitted wardrobes, and its very own en-suite shower room, where you will find luxury tiling and a three-piece suite including a pedestal basin, toilet, and glass cubicle shower. Bedrooms







two, three, four, and five all feature lush carpets, good-sized windows allowing plenty of light, and tastefully decorated walls. Additionally, on the first floor is the family bathroom, which also features luxury floor-to-ceiling tiling and a three-piece suite including a pedestal basin, toilet, and glass shower screen and showerhead.

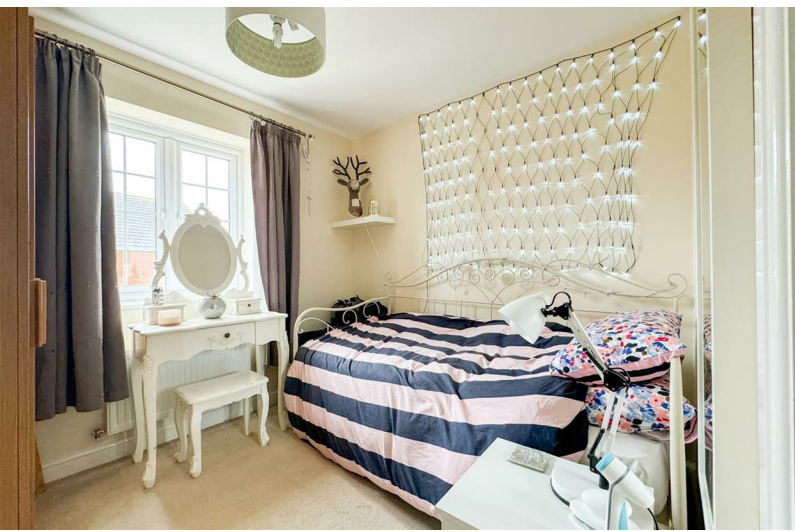
Outside the property, you will notice the large plot with a huge lawn, perfect for playing football or badminton as the current vendors like to do. You will also find generous-sized patios with various seating areas and a timber deck area for the hot tub with an overhead pergola and established shrubs, making this a private space. There is a gate leading out





into the driveway, where you will find a double garage with power, lighting, and overhead storage, as well as parking for cars on the driveway.

The delightful village of Sileby in Leicestershire offers a charming blend of rural tranquility and modern convenience. Nestled between the bustling cities of Leicester and Loughborough, Sileby provides excellent transport links, including a local train station with direct services to major cities. The village boasts a range of amenities, including local shops, schools, and leisure facilities, as well as picturesque countryside walks along the River Soar. Community spirit thrives in Sileby, with regular events and activities bringing residents together, making it a perfect location for families seeking a blend of village life and urban accessibility.



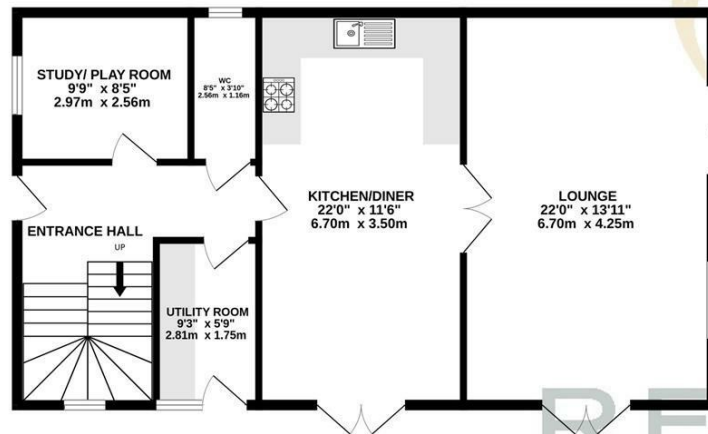




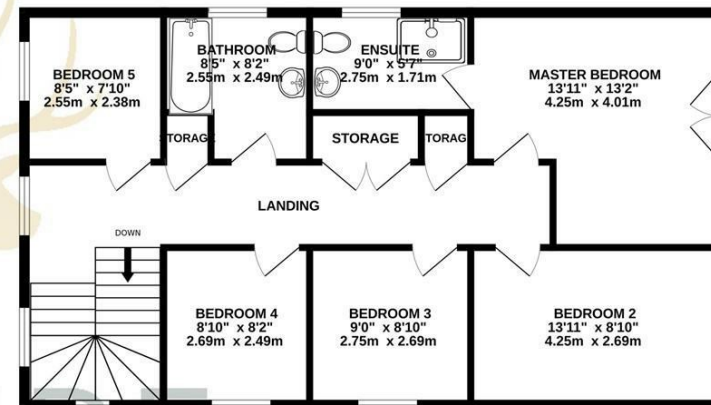




GROUND FLOOR
856 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
856 sq.ft. (79.6 sq.m.) approx.



REZIDE
GROUP

TOTAL FLOOR AREA : 1713 sq.ft. (159.1 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.
Made with Metropix ©2024

