



STANLEY DRIVE, SILEBY, LOUGHBOROUGH

: £ 550,000





NO UPWARD CHAIN - Rezone is delighted to present this exceptional four-bedroom detached new build, known as the 'Southall,' crafted by the highly regarded Davidsons. Benefiting from its NHBC warranty, this stunning home is ideally situated close to a wealth of local amenities, including shopping facilities, primary schools, supermarkets, pubs, restaurants, Sileby train station, and excellent transport links via the A6, you can reach excellent local Schools including Ratcliffe & Loughborough.





Set in a desirable location with picturesque countryside views, this beautifully designed home offers spacious and versatile living accommodation, perfect for modern family life. The welcoming entrance hallway leads to a generous lounge, a superb open-plan living/kitchen/diner spanning the width of the home, a utility room, and a downstairs WC. Upstairs, the gallery landing provides access to four well-proportioned bedrooms, including a luxurious master suite with a dressing area and en-suite, a second en-suite bedroom, and two further double bedrooms, all served by a stylish family bathroom.

Externally, the property enjoys an attractive outlook over greenery and open countryside to the front. A large driveway with additional parking leads to the integral garage, which can also be accessed from the utility room. The enclosed rear garden has been designed for low maintenance, featuring a two-tier lawn and a patio seating area, ideal for outdoor enjoyment.





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GROUND FLOOR

The entrance hallway provides a warm welcome, with stairs leading to the first floor and access to the lounge, WC, and open-plan living/kitchen/diner. The lounge is a bright and spacious area with a bay window to the front, carpeted flooring, and a radiator. The open-plan living/kitchen/diner serves as the heart of the home, offering a stylish and functional space perfect for family gatherings and entertaining. The kitchen is fitted with modern wall and base units, integrated appliances including a double oven, hob with splashback and cooker hood, stainless steel sink drainer, dishwasher, and fridge freezer. The dining and living area features French doors opening onto the rear garden, along with a floor-to-ceiling window that allows for plenty of natural light. The ground





floor also benefits from a WC, comprising a wash hand basin, radiator, and low-level WC, as well as a utility room with additional storage, plumbing for a washing machine, and access to the integral garage.

FIRST FLOOR

A spacious gallery landing provides access to all four bedrooms, the family bathroom, and an airing cupboard. The master bedroom is an elegant retreat, complete with a dressing area with fitted wardrobes and an en-suite featuring a walk-in shower, wash hand basin, low-level WC, and porcelain tiled splashbacks. The second bedroom is also generously sized and benefits from an en-suite with a shower cubicle, wash hand basin, and low-level WC. Bedrooms three and four are well-proportioned double rooms, both





offering plenty of space and natural light. The stylish family bathroom completes the first floor, featuring a modern three-piece suite with a bath and shower attachment, wash hand basin, and low-level WC.

EXTERNAL FEATURES

The front of the property boasts a well-maintained lawn, a large driveway with additional parking, and access to both the entrance and





integral garage. Side access leads to the enclosed rear garden, which features a two-tier lawn and a patio seating area, offering the perfect outdoor space for relaxation and entertaining. The integral garage is fitted with power and lighting and includes a traditional up-and-over door, with internal access via the utility room.

Stanley Drive, Sileby, Loughborough



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KEY FEATURES:

- NO CHAIN
- GENEROUS PLOT
- PRIVATE DRIVEWAY
- OPEN OUTLOOK
- 4 DOUBLE BEDROOMS
- EXCELLENT LOCAL SCHOOLING



Ground Floor



Sitting Room	3695	x	5795	12'1"	x	19'0"
Kitchen/Family/Dining	10365	x	4375	34'0"	x	14'4"
Utility	2960	x	1580	9'8"	x	5'2"
WC	1585	x	925	5'2"	x	3'0"



First Floor

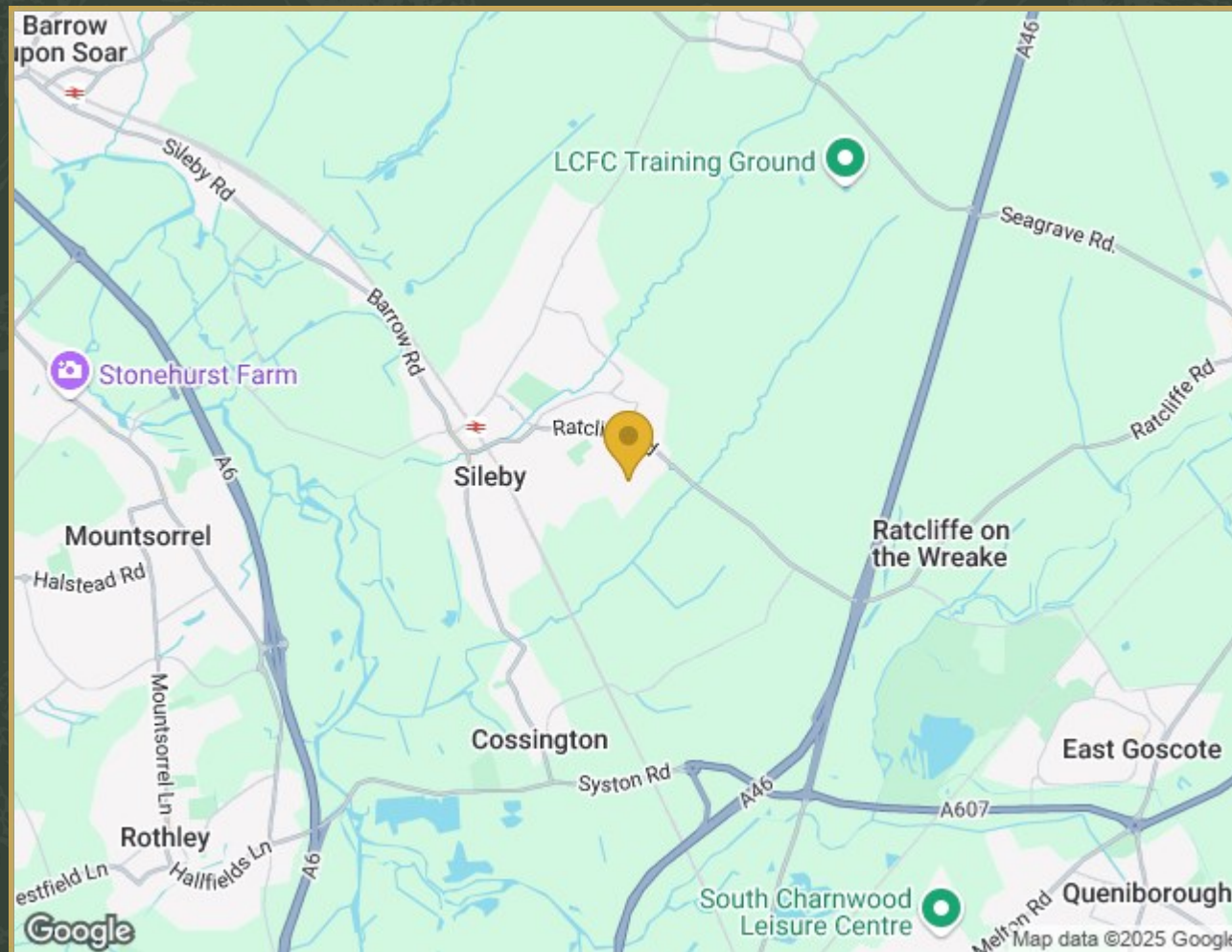
Master Bedroom	5280	x	4350	17'4"	x	14'3"
Dressing	2950	x	1510	9'8"	x	4'11"
Ensuite	2950	x	1600	9'8"	x	5'3"
Bedroom 2	3700	x	4485	12'2"	x	14'9"
Ensuite	1600	x	2675	5'3"	x	8'9"
Bedroom 3	3345	x	3850	11'0"	x	12'8"
Bedroom 4	3700	x	4485	12'2"	x	14'9"
Bathroom	2565	x	2845	8'5"	x	9'4"



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		92		(92 plus) A	
(81-91) B	85			(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	
					



Property Location



20 Stanley Drive, Sileby, Loughborough, LE12 7YF

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