



GREEDON RISE, SILEBY, LOUGHBOROUGH

ASKING PRICE £ 299,950



Nestled in the charming village of Sileby, this beautifully presented four-bedroom semi-detached home offers a fantastic opportunity for families and professionals alike. Boasting a generous rear garden, ample driveway parking, and a spacious, modern interior, this property perfectly blends comfort with contemporary living. With its sought-after location and impressive features, this home is a must-view to truly appreciate everything it has to offer.



Upon arrival at the property, you're greeted by a smartly block-paved driveway offering ample parking for several vehicles, with convenient access to the rear garden via a side gate.

Stepping inside, you enter a welcoming porch—perfect for storing coats and shoes—leading seamlessly into a spacious entrance hallway, complete with staircase access to the first floor.

To the rear of the property, you'll find a bright and modernised kitchen, thoughtfully designed with integrated appliances including a fridge/freezer, top and bottom oven, and an induction hob. Two large windows flood the space with natural light and provide lovely views over the well-maintained rear garden.





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Upon arrival, you're welcomed by a smart block-paved driveway, offering ample parking for multiple vehicles, along with convenient side access to the rear garden.

Entering the home, you step into a practical entrance porch—ideal for storing coats and shoes—which flows seamlessly into a spacious entrance hallway, complete with a staircase leading to the first floor.

To the rear of the property, the modernised kitchen is a true highlight, featuring an integrated fridge/freezer, top and bottom oven, and an induction hob. Bathed





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in natural light from two large windows, this space offers a pleasant outlook over the well-maintained rear garden.

Just off the kitchen lies the dual-aspect living room—a bright and inviting space perfect for relaxing or entertaining. It opens directly onto the lawned garden and features a neatly framed log burner, adding both warmth and a charming focal point to the room.

Upstairs, you'll find three generously sized double bedrooms and a well-proportioned single bedroom. The primary bedroom benefits from





full-length built-in wardrobes, providing excellent hidden storage. The second bedroom also includes a discreet built-in cupboard, ideal for keeping the space clutter-free. Overlooking the beautiful rear garden, the third bedroom is versatile and could serve as a bedroom, home office, gym, or creative space. The fourth bedroom, though the smallest, still comfortably accommodates bedroom furnishings and offers great flexibility.

The garden can be accessed from both the kitchen and the living room, offering seamless indoor-outdoor living. Meticulously maintained and clearly cherished by the current owners, this outdoor space is a true extension of the home. It features a combination of neatly lawned sections, inviting decked areas perfect for outdoor dining or relaxing, and a charming vegetable patch at the top of the garden—demonstrating thoughtful planning and a genuine love for gardening. Additionally, this home offers an integral







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garage which provides great storage options and could potentially be developed into extra living space (subject to planning permission.)

Greedon Rise, Sileby, Loughborough

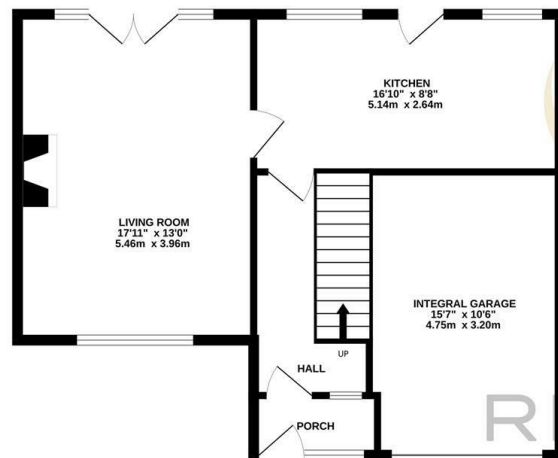




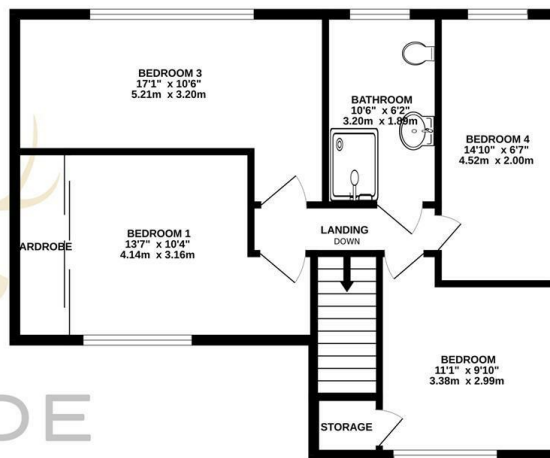
KEY FEATURES:

- PRIVATE DRIVEWAY
- LARGE REAR GARDEN
- THREE DOUBLE BEDROOMS & ONE SINGLE ROOM
- LOG BURNER
- DUAL-ASPECT LIVING ROOM
- MODERN KITCHEN
- INTEGRAL GARAGE

GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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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REZIDE



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1255.00 sq ft



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 plus) A	
(81-91) B		(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	
74		84	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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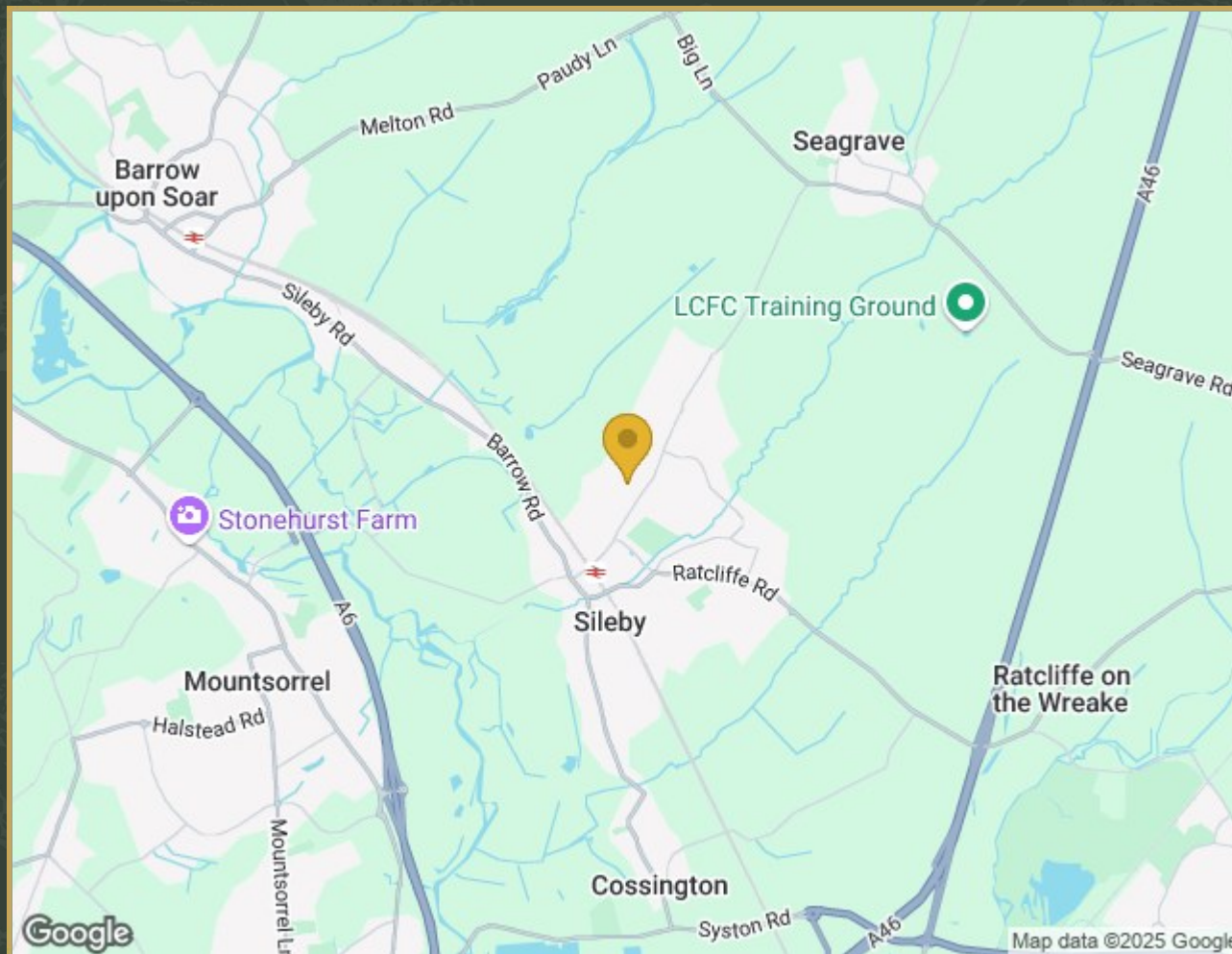


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 **REZIDE**
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Property Location



6 Greedon Rise, Sileby, Loughborough, LE12 7TF