



REZIDE  
GROUP



ASKING PRICE £290,000  
THE BANKS, SILEBY, LOUGHBOROUGH



This simply stunning cottage home, situated in a sought-after location, is surprisingly spacious and immaculately presented throughout. Featuring two double bedrooms, including a master with en-suite, a fabulous bathroom with a claw-footed bath, and versatile living spaces, this property offers an ideal blend of charm and modern comforts. The home also boasts a delightful courtyard garden and convenient parking. Early inspection is essential to appreciate all this property has to offer.



Upon entering, you are greeted by a bespoke oak and glazed staircase, leading to the first floor, and charming exposed feature beams. The sitting/dining room, with its feature fireplace and wide oak plank flooring, offers a cozy yet spacious area for relaxation and entertaining. This room flows seamlessly into the lounge, which has patio doors opening onto the courtyard garden. The spacious dining kitchen is a chef's dream, fitted with high-quality cream units, wood block work-surfaces, and integrated appliances. Adjacent to the lounge, a versatile room currently serves as a home office but could be used as a third bedroom.



The first floor comprises two beautifully presented double bedrooms, both featuring solid oak floorboards and ample natural light. The master bedroom, with its feature chimney





breast and views over the courtyard garden, includes an en-suite shower room with a modern suite and rain head shower. The second bedroom is equally inviting, with coved ceilings and a central heating radiator. The luxurious bathroom is a standout feature, boasting a high-level WC with exposed cistern, a vanity wash basin, a freestanding claw-footed bath, and a walk-through shower area with antique-style fittings.

The charming courtyard garden, located to the rear of the property, is a suntrap due to its predominantly south-facing orientation. Beautifully presented and





well-stocked, it offers a peaceful retreat for outdoor relaxation and entertaining. The garden also provides gated access to a single parking space on the right-hand side. A canopy porch leads from the garden into the dining kitchen, enhancing the indoor-outdoor flow and making it perfect for summer dining and gatherings.

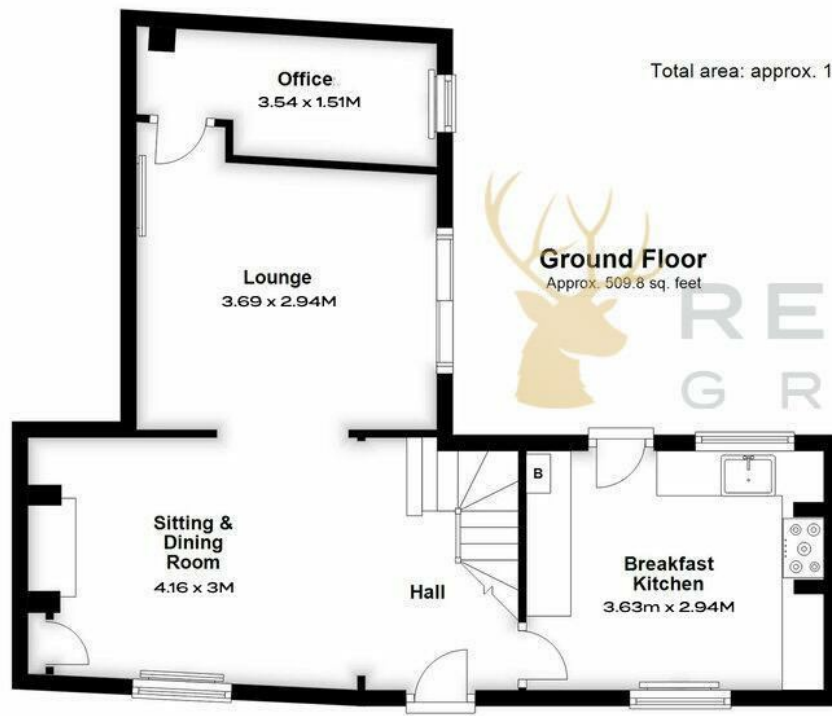












Total area: approx. 1019.6 sq. feet

**Ground Floor**  
Approx. 509.8 sq. feet



**First Floor**  
Approx. 509.8 sq. feet

