



CREIGHTONS
ESTATE AGENTS
FOR SALE
01509 458333
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Wellbrook Avenue | Sileby

Creightons Estate Agents are delighted to present this charming three-bedroom family home, nestled in the sought-after village of Sileby. This three bedroomed home is in immaculate condition throughout and is ideal home for a First Time Buyer.

- Three bedroomed family home in the popular village of Sileby
- Three Bedrooms. Ground floor family bathroom and separate w.c
- Spacious dining room, separate kitchen with utility area and living room
- Driveway providing off road parking.
- Large established rear garden
- Internal viewing highly recommended to appreciate the accommodation on offer

LOCATION

Sileby is a well-serviced Charnwood village centred around a traditional village hub, offering a wide range of local amenities, including popular pubs and shops. The village is ideally situated for swift access to Loughborough, Leicester, and the M1 at Markfield. Notable nearby beauty spots include Swithland Reservoir and Bradgate Park.







GROUND FLOOR

The property is entered into via a hallway that leads to a front-facing, generous reception room, currently used as a dining space with elegant wooden flooring, feature fireplace and built in shelving and storage cupboards. The stylish kitchen is well-appointed with modern units, oak effect work surfaces, a ceramic Belfast sink, integrated double oven and a gas hob. There is a door leading to a walk-in larder and a rear lobby that provides access to a utility room and offers space for a washing machine, dryer and fridge/freezer. The living room is located to the rear of the home with French doors leading to the garden. There is also a downstairs re-fitted, main bathroom featuring bath, Shower, hand basin and W.C.



FIRST FLOOR

The first floor is accessed via the staircase from the hallway. The principal bedroom sits at the front of the home. There is a further two bedrooms located to the rear of the home. There is also an upstairs w.c. with wash hand basin.

OUTSIDE

The property features a driveway at the front, providing off-road parking. The rear garden is generously sized, enclosed, and primarily laid to lawn, with a patio area and a large shed, accessed by a side gate through neighbouring property.



Wellbrook Avenue | Sileby| Leicestershire

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax Band B.



40 Wellbrook Avenue, Sileby

DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





