



Wellbrook Avenue | Sileby| Leicestershire

# Wellbrook Avenue | Sileby

Creightons Estate Agents are delighted to present this charming three-bedroom family home, nestled in the soughtafter 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
  ESTATE

#### 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 frontfacing, 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 wellappointed 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.

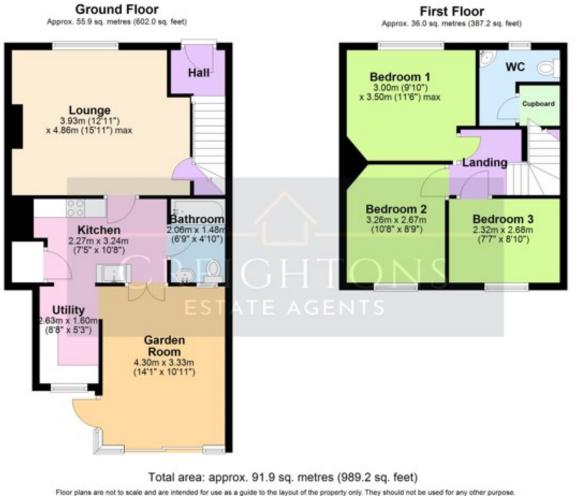








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Plan produced using PlanUp

40 Wellbro9k Avenue, Sileby

#### DISCLAIMER

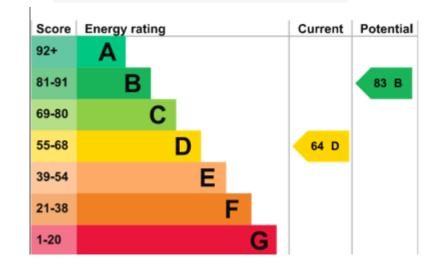
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### SERVICES

All mains services are available and connected.

#### COUNCIL

Charnwood Borough Council. Council tax Band B.











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