





# Homefield Road | Sileby

An opportunity has arisen to acquire a beautifully presented, modern, two-bedroom detached bungalow in the popular village of Sileby. Situated in a private location, this property offers a unique chance to enjoy tranquil living. Early viewing is highly recommended to fully appreciate the accommodation on offer.

- Detached bungalow set back from the road in private location
- Two double bedrooms, generous primary bedroom with Ensuite
- Generous open plan lounge/dining room with doors to the rear garden
- Driveway offering parking for several vehicles
- Private, non- overlooked enclosed rear garden
- Internal viewing highly recommended Early viewing highly recommended

## LOCATION

Nestled in the heart of Charnwood, Sileby is a charming village that boasts a vibrant community and a wealth of local amenities. With its traditional village centre, you will find an array of popular pubs, quaint shops, and essential services. Sileby's prime location offers quick and easy access to Loughborough, Leicester, and the M1 at Markfield, making it an ideal spot for commuters. Nature enthusiasts will appreciate the nearby beauty spots, including the serene Swithland Reservoir and the picturesque Bradgate Park. Whether you're looking for convenience or a touch of nature, Sileby has something for everyone.











## GROUND FLOOR

The property welcomes you with a spacious entrance hallway, leading to two double bedrooms. The primary bedroom features fitted wardrobes, a dressing table with drawers, and a separate ensuite, providing ample storage space.

The recently updated main family bathroom includes a bath with shower attachment, a wash hand basin, and a W.C.

At the heart of the home is a large lounge/living space with patio doors opening to the enclosed and private rear garden. The separate kitchen is fitted with a range of units, complemented by a worktop, tiled splashback. There is an integrated oven and gas hob with space for a washing machine and fridge/freezer with service door to the rear garden.

## OUTSIDE

The property is set back from the road, accessed via a private shared driveway. It features a large driveway spacious enough for several vehicles. A side gate provides access to the enclosed, non-overlooked rear garden, which is primarily laid to lawn.









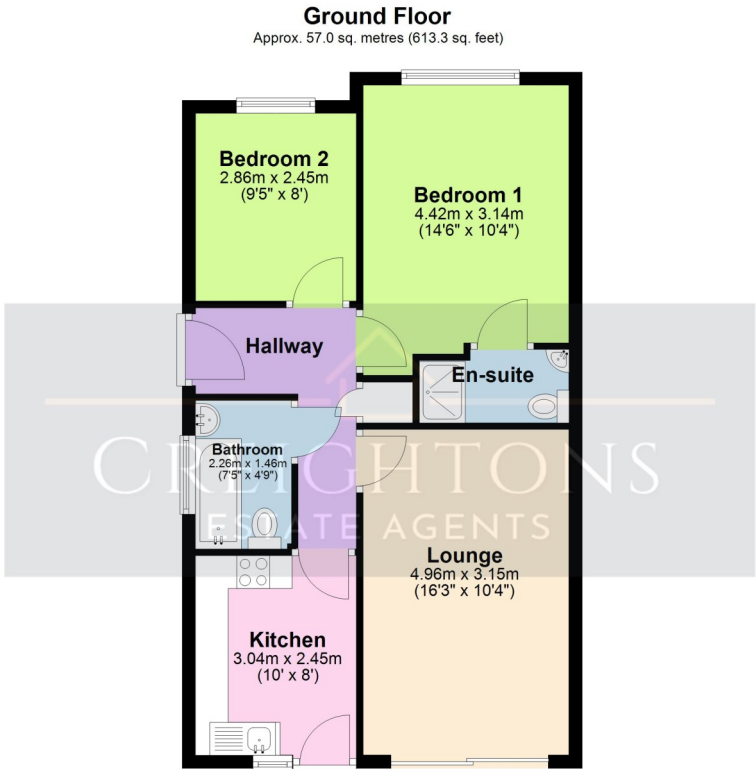
# Homefield Road | Sileby| Leicestershire

## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band B.



Total area: approx. 57.0 sq. metres (613.3 sq. feet)

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 purpose.  
Plan produced using PlanUp.

243 Homefield Road, 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 purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









