





# Barrow Road, Sileby

Nestled in the charming village of Sileby, this delightful three-bedroom end-of-terrace cottage offers a perfect blend of comfort and convenience. With its three generously sized bedrooms, this inviting home provides ample space for smaller families or professionals looking for a cozy and practical living environment.

- Cottage style property
- Three bedrooms with beautifully presented bathroom
- Dining kitchen and Bathroom under floor heating
- Cosy lounge with log burner
- Large beautiful established cottage garden
- Summer house
- Early viewing highly recommended

Sileby is a charming Charnwood village, centred around a traditional village hub and boasts extensive local amenities, including popular pubs and shops. Ideally located for quick access to Loughborough, Leicester, and the M1 at Markfield, Sileby offers both convenience and charm. Enjoy the local beauty spots such as Swithland Reservoir and Bradgate Park, perfect for leisurely outings and nature lovers.











## GROUND FLOOR

As you step into the entrance hall, you'll find a door leading to the lounge and stairs ascending to the first floor. The lounge boasts a charming, beamed ceiling, dating back approximately 120 years, and beautiful timber doors reclaimed from a vicarage. A recently fitted log burner adds a cozy ambience to the space. The front window floods the room with natural light, and a doorway at the rear leads to the kitchen. The dining kitchen is well-equipped with a range of base and wall units, along with integrated appliances to support modern living. There's also ample space for a dining area. Two large windows at the rear offer delightful views of the picturesque cottage garden. The kitchen features underfloor heating and a lovely stable-style door that opens to the back garden.

## FIRST FLOOR

Upstairs, you'll discover three generous bedrooms, each offering a peaceful sanctuary for rest and relaxation. The main bedroom features a window to the front, built-in wardrobes and cupboards, and a beautiful feature fireplace. The second bedroom, also a double, is located at the rear and boasts a window with views of the cottage gardens and open countryside beyond, built-in wardrobes for ample storage, and loft access. The third bedroom, a cozy small double, is currently used as a dressing room and has a window overlooking the front of the property. The recently fitted bathroom includes a white four-piece suite: a panel bath with an overhead shower, a low flush WC, a pedestal wash hand basin, a heated towel rail and convenient underfloor heating. A window to the rear offers lovely views of the cottage garden and the open countryside beyond..

## OUTSIDE

The property features a flush front and a covered side access leading to the rear garden, currently used for log storage and bin placement. At the rear, the cottage boasts an expansive, mature, and beautifully maintained cottage-style garden. This garden includes a slabbed patio area, a recently decked area great for entertaining and a lawn that stretches beyond. The borders are adorned with a variety of mature plants and shrubs, with additional lawned garden space further back. There are several outhouses, including a charming summerhouse. The garden offers a pleasant and green rear aspect, making it a standout feature of the property.









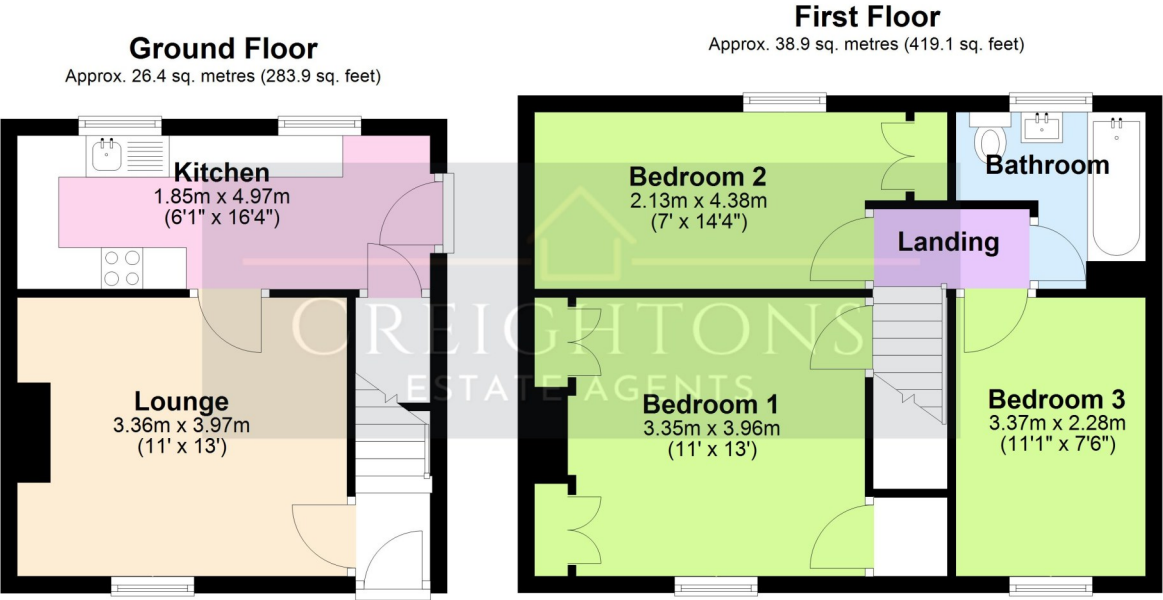
# Barrow Road, Sileby, Loughborough

## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band B.



Total area: approx. 65.3 sq. metres (703.0 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.

63 Barrow 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		87 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		









