





# Albion Road| Sileby

Creightons Estate Agents are delighted to present this executive five-bedroom, three-storey detached family home, impeccably designed to offer both style and practicality. Situated near the heart of Sileby Village, this modern residence boasts a thoughtfully crafted layout, perfectly suited to contemporary family living. With spacious interiors and an elegant finish throughout, this home provides an exceptional blend of comfort and sophistication in a highly sought-after location.

- Detached three storey family home
- Large kitchen/ diner
- Five bedrooms over two floors
- Master bedroom with ensuite and Juliette balcony
- Low maintenance landscaped rear garden
- Corner plot
- Driveway and detached garage
- Early viewing recommended

## LOCATION

Sileby is a particularly well serviced Charnwood village situated around a traditional village centre and offers extensive local facilities including popular pubs and shops. The village is particularly well placed for fast access to Loughborough and Leicester and the M1 at Markfield. Local beauty spots include Swithland Reservoir and Bradgate Park.











## GROUND FLOOR

Upon entering, you are welcomed into a bright and spacious hallway, designed to create an inviting first impression with wooden effect flooring and radiator. This central space provides seamless access to the first floor via the staircase, while also leading to the stylish kitchen-diner positioned at the front of the property, and the generously sized lounge to the rear, additionally, a conveniently located downstairs W.C. enhances practicality, ensuring everyday comfort for residents and guests alike. The spacious kitchen-diner is beautifully appointed, featuring an array of stylish base and wall units complemented by sleek worktops, a tiled splashback, and a matching tiled floor for a polished finish. Thoughtfully designed, it boasts integrated appliances, including an oven with an extractor fan, alongside ample space for additional appliances to suit modern family living. Ceiling spotlights provide a warm and inviting ambiance, while dual aspect windows to the front and side elevations flood the space with natural light, creating a bright and welcoming atmosphere. The generously sized lounge at the rear of the property offers a bright and inviting atmosphere, perfect for both relaxation and entertaining. Large patio doors and a well-placed window provide picturesque views of the landscaped garden while filling the space with natural light. Stylish wood-effect flooring enhances the contemporary charm, complemented by a striking feature fireplace that adds warmth and character to the room, making it a truly welcoming retreat. The stylish and practical downstairs W.C. is designed with modern convenience in mind. Featuring a sleek hand wash basin set over a contemporary vanity unit, a discreet low-level W.C., and a heated towel rail, this space combines functionality with a clean, polished aesthetic, perfect for everyday comfort.

## FIRST FLOOR

The first floor features a spacious landing with stylish wood-effect flooring, leading to two well-appointed double bedrooms. The primary bedroom, positioned at the rear, boasts Juliet doors with elegant balcony railings, a separate window, wood-effect flooring, built-in wardrobes, and a luxurious en-suite shower room. The en-suite includes a generous walk-in shower, a sleek built-in vanity unit with a hand basin, a low-level WC, and a heated towel rail for added comfort. The second double bedroom, located at the front, also benefits from wood-effect flooring and a large window that provides natural light and overlooks the front elevation. Additionally, a staircase offers access to the second floor.

## SECOND FLOOR

The second-floor landing, once again showcasing elegant wood-effect flooring, provides access to an airing cupboard and loft space, complete with a convenient pull-down ladder. This level accommodates three additional bedrooms, two spacious doubles and a generously sized single, offering versatile living arrangements. A recently refitted family







bathroom enhances the space, featuring a stylish white three-piece suite, a built-in vanity unit with a WC and hand basin, and an over-bath shower. A rear-facing window allows natural light to brighten the room, creating a fresh and inviting atmosphere.

## OUTSIDE

This property boasts a beautifully designed outdoor space, starting with a low maintenance, gravelled front garden framed by elegant iron fencing and a welcoming set of steps leading to the entrance. At the rear, a thoughtfully landscaped walled garden offers a serene retreat, featuring stylish patio and decking areas ideal for outdoor gatherings, a charming fishpond that adds character, and a variety of mature plants and trees that enhance the natural beauty of the space. The garden also benefits from convenient side access to the detached garage, which is equipped with electric lighting and power. Positioned at the rear of the property, the garage sits alongside a spacious driveway, complete with an electric car charger, ensuring ample parking for residents and guests alike.









# Albion Road | Sileby| Leicestershire

## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band E.



Total area: approx. 134.8 sq. metres (1451.0 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.

3 Albion 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









