



CREIGHTONS  
ESTATE AGENTS  
**FOR SALE**  
01509 458333  
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# Greedon Rise | Sileby

**Creightons Estate Agents are thrilled to present this beautifully upgraded three-bedroom semi-detached family home, nestled in the sought-after location of**

- Semi-detached family home in the popular village of Sileby
- Open plan lounge, dining room with separate kitchen
- Three Bedrooms and refitted family shower room
- Driveway providing off road parking, leading to single garage
- Private, established rear garden
- Available with NO CHAIN
- Early viewing highly 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 the property, you are welcomed by a bright and airy hallway, beautifully finished with modern tiles and a glass side panel beside the front door, allowing natural light to flood the space. A staircase provides access to the first floor, while a doorway to the left leads to the stunning, contemporary lounge, complete with a feature media wall, a full-length front-facing window, and elegant wood-effect flooring.

At the rear of the property, the open-plan kitchen/diner has been recently refitted and thoughtfully designed for both style and functionality. Dual-aspect windows ensure an abundance of natural light, while a sleek range of modern base and wall units offers ample storage. The kitchen is equipped with an integral oven and extractor fan, alongside dedicated space for multiple appliances. A striking tiled splashback and beautiful tiled flooring further enhance the space, and a rear door provides easy access to the garden, perfect for indoor-outdoor living.

## FIRST FLOOR

The first-floor landing grants access to three well-appointed bedrooms, all featuring stylish wood-effect flooring throughout. The primary bedroom is a spacious double, positioned at the front elevation, while a second double overlooks the rear. A third single bedroom, also located at the front, offers versatility as a guest room, home office, or nursery.

The recently refurbished shower room boasts floor-to-ceiling tiling for a sleek, modern finish and includes a generous corner shower cubicle, a low-level WC, and a contemporary hand basin set within a stylish vanity unit.

## OUTSIDE

The spacious front driveway provides ample parking for multiple vehicles and convenient access to the single garage, while also offering a direct route to the rear garden. Thoughtfully designed with a modern aesthetic, the rear garden features a combination of neatly laid lawn and a stylish patio area—ideal for outdoor relaxation or entertaining. A selection of mature shrubs lines the borders, adding a touch of greenery and character to the space.









# Greedon Rise | Sileby | Leicestershire

## SERVICES

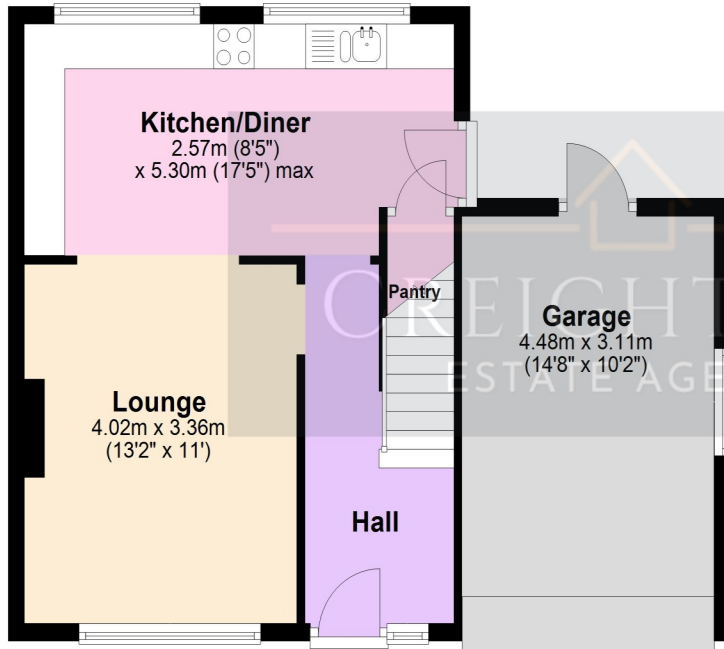
All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band B.

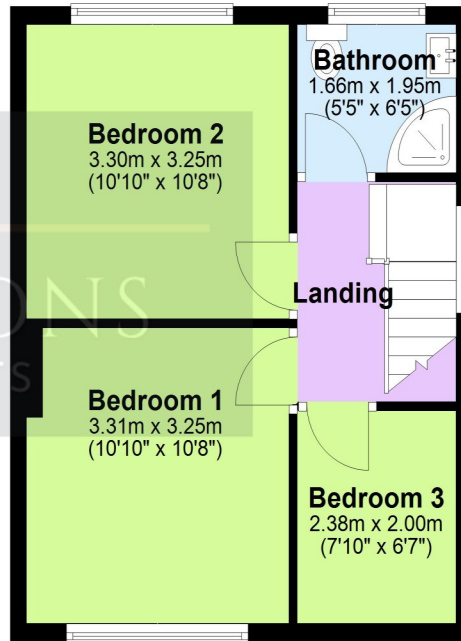
## Ground Floor

Approx. 50.2 sq. metres (539.8 sq. feet)



## First Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



Total area: approx. 85.9 sq. metres (924.1 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.

**25 Greedon Rise, 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

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









