



Herrick Close | Sileby

Creightons Estate Agents is delighted to present this substantial four-bedroom detached family home to the market. Offering generous living space, this property is perfectly suited for family life. Nestled at the end of a peaceful cul-de-sac, it enjoys a tranquil setting while remaining conveniently close to the excellent amenities that Sileby has to offer.

KEY FEATURES

- Peaceful cul-de-sac setting, offering a quiet and secure environment
- Four generously sized double bedrooms, ideal for family living
- Master bedroom with ensuite, providing added privacy
- Ground floor W.C. and utility room, enhancing practicality
- Integral garage with driveway and a private rear garden
- No upward chain

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 recently fitted front door with a modern glass side panel, allowing natural light to illuminate the hallway. Here, you'll find stairs ascending to the first floor, along with a convenient downstairs WC featuring a low-level toilet, wash hand basin, and radiator. The hallway also benefits from under-stairs storage and an additional cupboard for shoes and coats. Doors lead to the dining room, living room, kitchen, and a separate utility area.

The dining room, positioned at the front of the property, is adorned with neutral colour tones and boasts a charming bay window, creating a bright and airy ambiance. Moving to the living room, located at the rear, you'll find a striking feature fireplace and newly fitted patio doors that provide picturesque views of the beautifully established rear garden. The kitchen, also situated at the rear, offers delightful garden views and is well-equipped with an integral oven and extractor fan. A selection of base and wall units provide ample storage, while designated spaces accommodate multiple appliances. Adjacent to the kitchen, the utility area adds further practicality, featuring a second sink, additional appliance space, and direct access to the rear garden.

FIRST FLOOR

The first-floor landing provides access to four generously sized double bedrooms and the family bathroom. It also offers practical storage with an airing cupboard and convenient loft access. The primary bedroom, located at the front of the property, benefits from a bay window, fitted wardrobes, and a private ensuite shower room. Also positioned at the front, the second double bedroom features fitted wardrobes, ensuring ample storage space. To the rear of the property, you'll find two additional double bedrooms, one equipped with fitted wardrobes and the other offering a versatile space ready for personalisation. The family bathroom is elegantly appointed with a white three-piece suite, comprising a bath, pedestal hand basin, and low-level WC, creating a functional and clean space.

OUTSIDE

At the front of the property, a spacious driveway provides ample parking for multiple vehicles, complemented by a small lawned area that adds to the property's curb appeal. There is access to the integral single garage, as well as convenient side access leading to the rear garden. The private rear garden is beautifully established, featuring a variety of mature plants, shrubs, and trees, creating a tranquil outdoor retreat. Primarily laid to lawn, it offers plenty of space for relaxation, while the large, slabbed patio area provides the perfect setting for outdoor dining and entertaining.





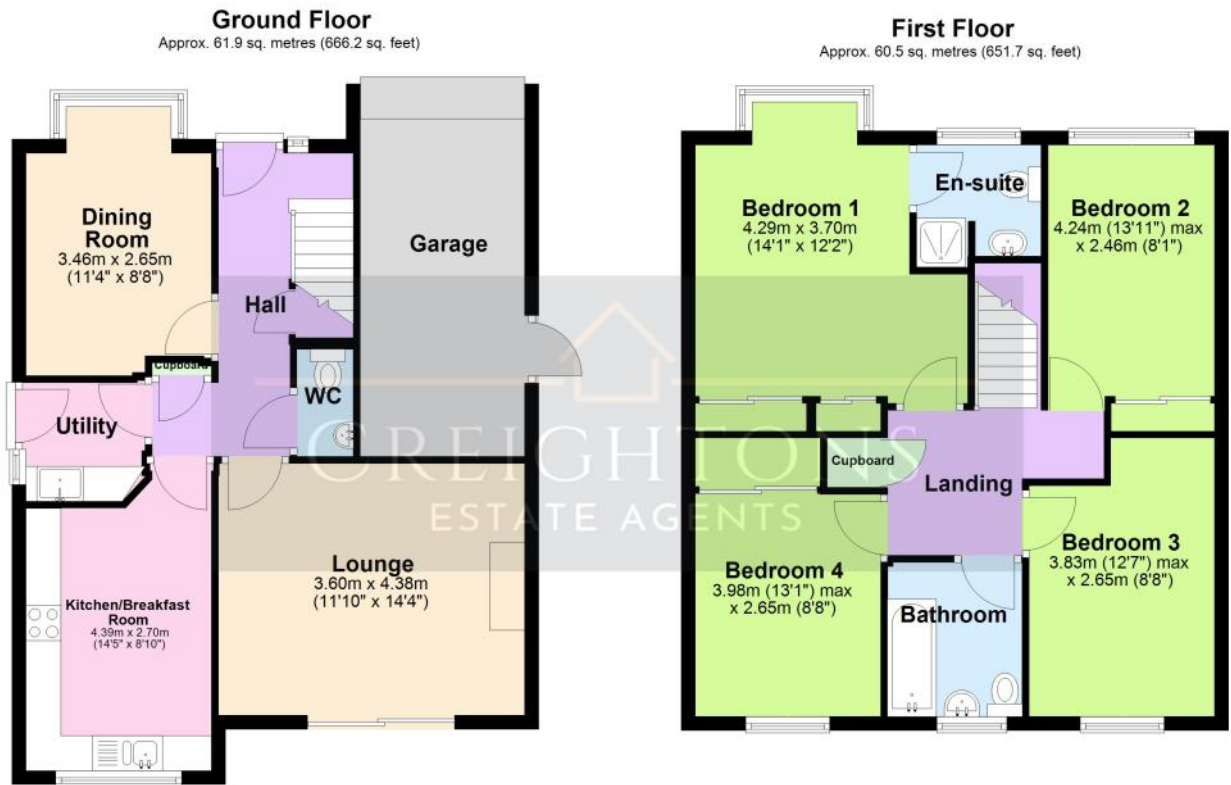
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band D.



Total area: approx. 122.4 sq. metres (1318.0 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.

18 Herrick Close, Sileby

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.





