





# Homefield Road | Sileby

Creightons Estate Agents are delighted to present an exciting opportunity to acquire a 40% share of this charming two-bedroom, semi-detached NCHA Hammond style home. Built in 2024 this property is perfect for first-time buyers or those seeking an affordable entry into homeownership, this immaculately maintained property is ready for immediate occupancy.

- 40 % Shared Ownership with NCHA
- Affordable Home Ownership for low-income earners
- Two double bedrooms
- Open plan living - dining
- Ground floor w.c.
- Solar panels
- Viewing highly recommended

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're welcomed by a spacious hallway with wooden flooring and ample space to store coats and shoes. The hallway provides access to a convenient downstairs WC, the kitchen, and the open-plan lounge/dining area, as well as a staircase leading to the first floor. The modern and thoughtfully designed kitchen is positioned at the front of the property and is fitted with a range of modern base and eye-level units. It includes an integrated oven and gas hob with a stainless-steel extractor hood, houses the boiler, offers space for additional appliances, and features vinyl flooring along with a window overlooking the front aspect. To the rear of the property, the open-plan lounge/dining room enjoys dual-aspect views to the side and rear, with patio doors opening onto the garden, allowing for an abundance of natural light. A useful under-stairs storage cupboard is also accessible from this space. The downstairs WC comprises a white low-level toilet and a wash hand basin. Throughout, the rooms are neutrally decorated, creating a light and airy feel that's ready for your personal touch.

## FIRST FLOOR

The first-floor landing provides access to two generously sized double bedrooms, the family bathroom, an airing cupboard, and a part-boarded loft space for additional storage. The primary bedroom is positioned at the front of the property and features wood flooring along with twin windows to the front elevation, allowing for plenty of natural light. The second double bedroom is located at the rear and also benefits from wood flooring and dual windows overlooking the rear garden. The contemporary family bathroom is fitted with a sleek white suite and stylish chrome fittings, enhanced by full-height tiling around the bath. A modern glass screen encloses the practical shower-over-bath setup, while easy-care vinyl flooring completes the space with both elegance and practicality.

## OUTSIDE

To the front of the property, there is off-road parking for two vehicles. A gated side path offers convenient access to the enclosed rear garden, which is predominantly laid to lawn and features a small patio area, ideal for outdoor dining and entertaining.









# Homefield Road| Sileby| Loughborough



Total area: approx. 71.1 sq. metres (765.6 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.

**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.

**SERVICES**

All mains services are available and connected.

**COUNCIL**

Charnwood Borough Council. Council tax band B.

**AGENT’S NOTE**

The monthly rent is £376.37, this includes service charge, estate charge, buildings insurance and management fee.

The homes are sold on a standard shared ownership lease, so you can purchase more shares to 100% and acquire the freehold.

Score	Energy rating	Current	Potential
92+	A	92 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









