



Bray Close, Sileby

Creightons Estate Agents are delighted to present this immaculately maintained four-bedroom detached home, tucked away in a peaceful cul-de-sac within the highly sought-after village of Sileby. Boasting generously proportioned rooms and a well-established, private rear garden, this property offers the perfect setting for comfortable family living.

KEY FEATURES

- Detached 4 bedroomed home
- Utility and downstairs w.c.
- Double garage with extensive driveway
- Cul-de-sac location
- EV charging point
- 3 years remaining on NHBC warranty
- Highgate community primary school catchment area
- Early viewing advised

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

The property is entered via a canopied front door into a welcoming hallway, featuring a stylish winder staircase rising to the first floor, a useful understairs storage cupboard, and a convenient downstairs W.C. From here, there is access to the dining room, living room, and spacious dining kitchen. The dining room is positioned at the front of the property and enjoys an abundance of natural light from a large front-facing window, with neutral décor creating a bright and versatile space. The generously sized living room also faces the front, with a wide window complemented by patio doors to the rear garden, allowing for both excellent light and seamless indoor-outdoor flow. Like the dining room, it benefits from neutral styling to suit a range of tastes. To the rear of the home, the large dining kitchen offers a contemporary and highly functional space. It features a sleek range of white base and wall units, a built-in double oven, five-ring gas hob with extractor fan, integrated dishwasher and fridge freezer, as well as a pantry-style storage unit. Patio doors and a rear-facing window overlook the beautifully landscaped garden, making the space ideal for family life and entertaining. Adjacent to the kitchen, a separate utility area provides practical workspace with plumbing for additional appliances, a second sink, and electric points, perfect for everyday convenience and keeping the kitchen clear and organised.

FIRST FLOOR

The first floor landing provides access to four well-proportioned double bedrooms, along with useful storage in the airing cupboard and loft, and the family bathroom. The primary suite is a generous double bedroom positioned at the rear of the property, enjoying dual-aspect views over the garden. It benefits from fitted wardrobes and a sleek en-suite shower room for added comfort and convenience. Bedroom two also enjoys spacious proportions, fitted wardrobes, and the advantage of a private en-suite shower room, ideal for guests or older children. The remaining two bedrooms are both doubles, offering versatility for family use, working from home, or hobbies. The family bathroom is finished in a crisp white suite, comprising a pedestal wash hand basin, low-level W.C., and a bath with screen and overhead shower. Contemporary grey tiling and matching flooring complete the space, providing a clean and modern aesthetic.

OUTSIDE

The well-maintained front garden offers instant kerb appeal, with thoughtfully planted shrubs and neatly manicured borders creating an inviting approach. A generous driveway provides ample off-road parking and leads to a double garage, complete with an electric vehicle charging point for added convenience. To the side, gated access opens into the private rear garden, a beautifully landscaped haven designed for relaxation and entertaining. Gabion feature walls add both structure and style, while the paved patio areas create ideal spaces for al fresco dining and social gatherings.





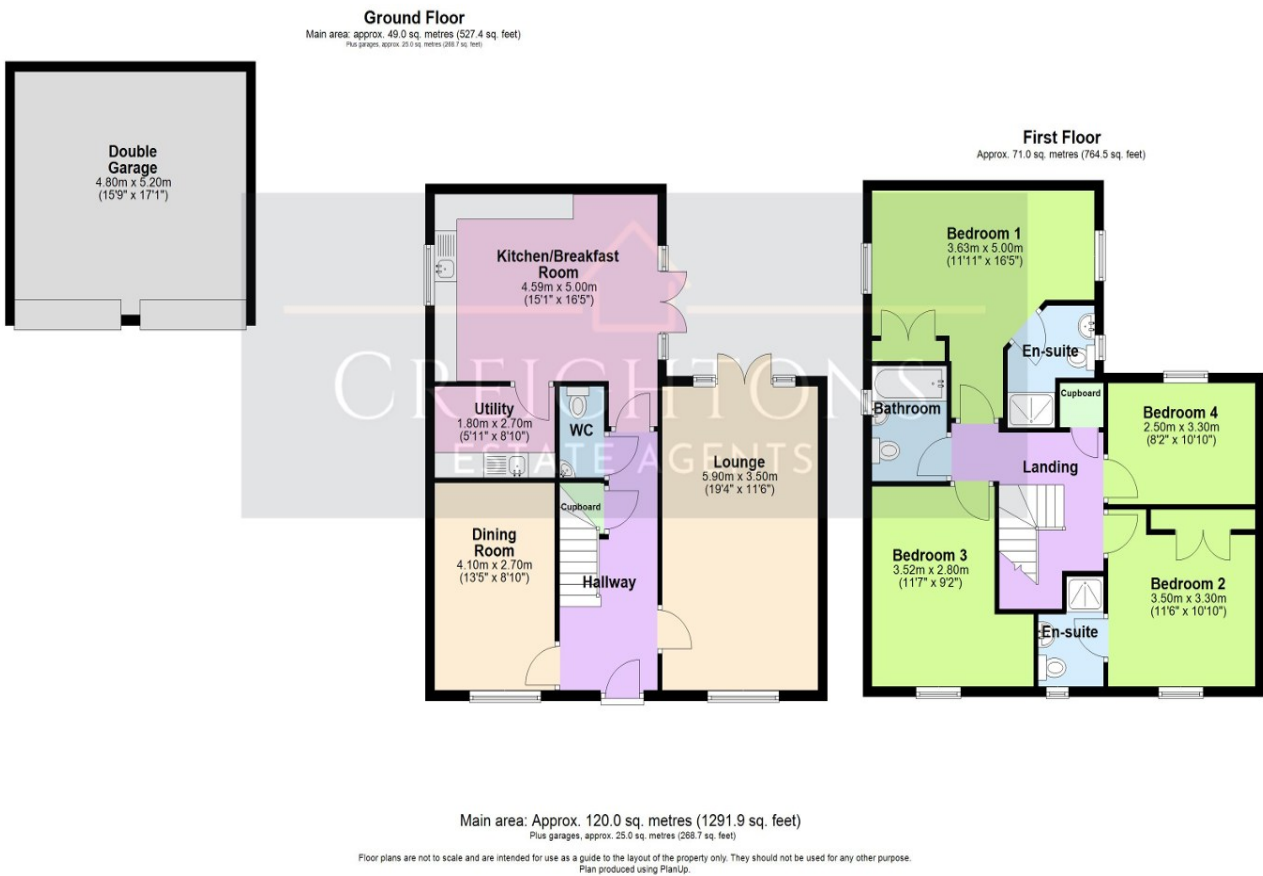
Bray Close, Sileby, Loughborough

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band E.



Score	Energy rating	Current	Potential
92+	A	85 B	94 A
81-91	B		
69-80	C		
55-68	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.





