



Lawson Close, Sileby

Property Overview

This immaculately presented two-bedroom terraced home is situated on Lawson Close in the ever-popular village of Sileby, Leicestershire. Tastefully maintained throughout, the property offers a superb opportunity for first-time buyers, downsizers, or buy-to-let investors looking for a home that is ready to move into. With generously proportioned rooms, a practical layout, and a stylish, low-maintenance garden, this home combines comfort and convenience in a desirable residential location.

KEY FEATURES:

- Two double bedrooms, including a front-facing primary bedroom with fitted double wardrobes
- Bright kitchen at the front of the property
- Spacious living room leading to a conservatory
- Downstairs Cloaks/ WC for added convenience
- Fully decked, low-maintenance rear garden
- Central Village Location
- Refitted Contemporary Bathroom
- Parking To Rear
- No Upward Chain

Ideal First Time Purchase

LOCATION

Lawson Close is located within easy walking distance of Sileby's village centre, which offers a wide range of everyday amenities including supermarkets, cafes, pubs, schools, and healthcare facilities. The village also benefits from Sileby Train Station, providing regular direct services to Leicester, Loughborough, and beyond ideal for commuters.







GROUND FLOOR

This bright and generously sized lounge (4.06m x 3.89m) forms the heart of the home, offering ample space for both relaxing and entertaining. Built-in storage under the stairs keeps the area tidy and functional, while large windows and French doors fill the space with natural light and open directly into the conservatory (3.22m x 2.46m). Overlooking the garden, the conservatory provides a peaceful, sunlit retreat that's ideal for dining, a home office, or simply unwinding, with doors leading to the outdoor decking for easy summer entertaining. At the front of the home, the well-designed kitchen (3.19m x 1.78m) is both charming and efficient, featuring plenty of storage, built-in appliances, and a large window that creates a welcoming and practical cooking space.

FIRST FLOOR

Spanning the full width of the home, the master bedroom (3.89m x 3.83m) offers a spacious and serene retreat, comfortably fitting a double bed and additional furnishings, with a large built-in wardrobe and overhead storage maximizing practicality. Natural light from the front-facing windows enhances the room's calm and inviting feel. Bedroom two (3.42m x 1.93m), positioned at the rear, enjoys peaceful garden views and offers flexible space suitable for a guest room, children's bedroom, or home office, with ample room for various furniture layouts. Completing the upper floor is the modern family bathroom (1.91m x 1.67m), featuring a sleek three-piece suite with a bath and overhead shower, neutral tiling, and contemporary fittings—providing a fresh, functional space ideal for everyday use.

OUTSIDE

The rear garden is a fully decked, low-maintenance space that offers privacy and versatility—perfect for outdoor dining, relaxing, or entertaining without the hassle of heavy upkeep. Secure fencing surrounds the area, with rear access leading directly to an allocated parking space for one vehicle. Additional unrestricted street parking nearby adds extra convenience for residents and guests.





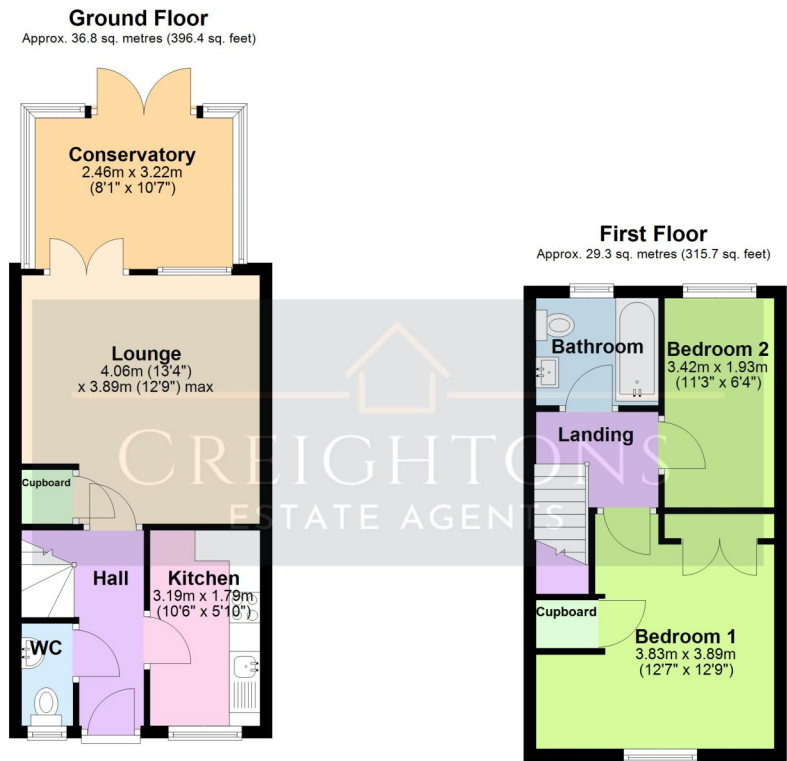
LAWSON CLOSE, SILEBY, LOUGHBOROUGH

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band A.



Total area: approx. 66.2 sq. metres (712.2 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.

7 Lawson Close, Sileby

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	75 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.





