



Seagrave Road, Sileby

Creightons Estate Agents are delighted to introduce this beautifully presented, mid-terraced three-bedroom family home, ideally situated in the sought-after village of Sileby. Modernly decorated throughout, this charming property offers a perfect opportunity for small families or first-time buyers alike, seeking a stylish and comfortable home.

- KEY FEATURES
- Three bedroomed family home in the popular village of Sileby
- Fitted dining kitchen
- Driveway for several vehicles
- Garden cabin, perfect for entertaining
- Secure and private rear garden
- Outhouses
- Internal viewing highly recommended

LOCATION

Sileby is a well-serviced Charnwood village, centred around a traditional village hub, offering a wide range of local amenities, including popular pubs and shops. The village is ideally situated for swift access to Loughborough, Leicester, and the M1 at Markfield. Notable nearby beauty spots include Swithland Reservoir and Bradgate Park.







GROUND FLOOR

Stepping into the entrance porch, you'll find charming glass inset front door, leading into the reception hall with wood effect flooring, which features a staircase to the first floor, open storage area under the stairs, and doors to both the main living room and open-plan dining kitchen. The spacious dining kitchen is situated to the rear of the property and is fitted with a range of modern navy wall and base units with complimentary marble effect work surface, integral oven, electric hob and-a-half bowl sink with a swan-neck mixer tap, roll-edge work surfaces, a tiled surround, and electric cooker point, plumbing extractor fan, it has room for several appliances, a large bay window overlooking the rear garden., providing dining with a view and a practical easy clean hard floor. There is also rear access to the garden. The living room at the front of the property is bright and inviting, with another large UPVC double glazed bay window to the front elevation, a feature fireplace with log burner and solid oak mantel, Picture rails and a radiator adding warmth to the space.

FIRST FLOOR

The first-floor landing leads to three well-proportioned bedrooms and a stylishly re-fitted bathroom, complemented by a loft access hatch. The main bedroom enjoys a double-glazed bay window overlooking the front of the property, picture rails and a radiator, while the second bedroom, also a double, benefits from garden views and fitted storage cupboards. The third bedroom, compact yet versatile, features a double glazed window overlooking the front elevation, a built-in storage cupboard and a radiator and could be flexible in use as a home office or child's bedroom. The modern bathroom is fitted with a sleek white three-piece suite, including a whirlpool bath with multiple jets, and over shower and folding screen, a vanity unit with an inset wash hand basin, and a low-flush WC, floor to ceiling dark grey subway tiles all finished with a radiator and double-glazed window.

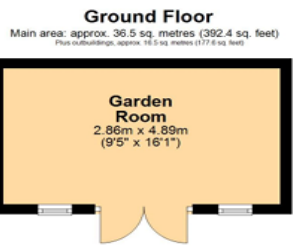
OUTSIDE

Outside, the property impresses with a generous driveway offering off-road parking for multiple vehicles. A gated, shared side access leads to the rear garden, a private, fully enclosed haven perfect for relaxing or entertaining. The garden is modernly landscaped, featuring a well-kept lawn framed by mature shrubs, raised borders, and vibrant planting. A spacious decked area creates an ideal setting for summer gatherings, extending to a large cabin complete with a built-in bar, your very own garden retreat. Two outhouses offer practical outdoor storage, keeping everything neat and organised.





Seagrave Road, Sileby. Loughborough



SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 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.





