



Caloe Close | Sileby

An exciting opportunity has arisen to acquire a competitively priced two-bedroom semi-detached bungalow, nestled in a peaceful cul-de-sac within the sought-after village of Sileby. Offering well-proportioned rooms and gardens to both the front and rear, this charming home provides a rare chance to embrace tranquil village living. While the property would benefit from some updating, it presents fantastic scope for personalisation and modernisation. Early viewing is highly recommended to fully appreciate the potential and lifestyle on offer.

KEY FEATURES

- Semi-detached bungalow in quiet cul -de- sac location
- Two double bedrooms
- Generous open plan lounge/dining room with doors to the rear garden
- Driveway offering parking for several vehicles
- Boiler fitted in 2025
- Private, non- overlooked enclosed rear garden
- Internal viewing highly recommended

LOCATION

Nestled in the heart of Charnwood, Sileby is a charming village that boasts a vibrant community and a wealth of local amenities. With its traditional village centre, you will find an array of popular pubs, quaint shops, and essential services. Sileby's prime location offers quick and easy access to Loughborough, Leicester, and the M1 at Markfield, making it an ideal spot for commuters. Nature enthusiasts will appreciate the nearby beauty spots, including the serene Swithland Reservoir and the picturesque Bradgate Park. Whether you're looking for convenience or a touch of nature, Sileby has something for everyone.







GROUND FLOOR

Step inside this spacious two-bedroom bungalow and discover a well-designed layout that offers both comfort and potential. A UPVC front door with stained glass inset opens into a generous entrance hallway, providing access to all principal rooms, including two double bedrooms, a large lounge/diner, kitchen, and family bathroom. Thoughtfully placed storage cupboards offer practical space for coats, shoes, and household essentials, while a rear door leads directly to the garden and loft access is also available. The primary bedroom enjoys a bright outlook over the front garden through a large window, while the second double bedroom is quietly positioned at the rear, with peaceful views of the enclosed garden. The family bathroom is fitted with a bath and shower attachment, wash hand basin, and W.C., offering a functional space with scope for updating. At the heart of the home is a spacious lounge/diner, perfect for relaxing or entertaining, with feature fireplace and patio doors that open onto the private rear garden, ideal for enjoying sunny afternoons or alfresco dining. The separate kitchen, located at the front of the property, is well-proportioned and fitted with a range of base and wall units, an integrated oven and gas hob, and space for additional appliances. A newly installed combi boiler adds value, while the kitchen itself presents a fantastic opportunity for modernisation to suit your personal style.



OUTSIDE

Set back from the road in a peaceful cul-de-sac, the property benefits from a generous driveway with space for multiple vehicles, ideal for households with several cars or visiting guests. A side gate offers convenient, covered access to the rear garden, which has been thoughtfully landscaped with low-maintenance stone, making it perfect for those seeking an easy-care outdoor space. The garden is fully enclosed and enjoys a private, non-overlooked aspect, complete with a garden shed and a water butt connected to the downpipe for eco-conscious watering.



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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band C.

FLOORPLAN TO FOLLOW

EPC TO FOLLOW

CREIGHTONS
ESTATE AGENTS

DISCLAIMER

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