



Segrave Road, Sileby

Creightons Estate Agents are delighted to present this stunning three-bedroom semi-detached family home, thoughtfully upgraded throughout and designed for modern family living. Boasting generous living spaces, stylish interiors, and a landscaped garden perfect for entertaining, this home combines contemporary comfort with timeless charm.

KEY FEATURES:

- Semi-detached family home in the popular village of Sileby
- Three good sized bedrooms
- Beautifully upgraded throughout
- Spacious open-plan layout ideal for family life
- Stylish landscaped garden with patio and lawn
- Driveway parking for multiple vehicles
- Early viewing highly recommended

LOCATION

Sileby is a charming village in Loughborough, offering a blend of countryside tranquillity and modern convenience. Nestled along the River Soar, it boasts scenic walking routes, a strong sense of community, and a range of local amenities, including shops, pubs, and leisure facilities. With excellent transport links to Leicester and Loughborough, it provides easy access to larger towns while maintaining its peaceful village atmosphere. Its rich history, welcoming environment, and proximity to green spaces, such as Bradgate park and Swithland Wood, make it a desirable place to call home.







GROUND FLOOR

Upon entering the property through the charming arched doorway, you're greeted by a bright and airy hallway, beautifully enhanced by a glass side panel beside the front door, flooding the space with natural light. A staircase rises to the first floor, while a door to the right opens into a stunning lounge, complete with a feature fireplace, elegant wood-effect flooring, and a front-facing bay window that adds character and warmth. Behind the lounge, a second sitting room offers a versatile retreat, with double doors leading into the dining room at the rear. French doors open directly onto the garden, creating a seamless indoor-outdoor flow ideal for entertaining. At the rear of the ground floor, the kitchen is accessed via a practical utility area with space for several appliances. This light-filled space features a glass-paned rear door and windows that maximise natural light. A sleek range of modern light grey base and wall units is paired with a complementary dark worktop, offering both style and ample storage. The kitchen is well-equipped with an integrated double oven, hob, and extractor fan, alongside dedicated space for additional appliances. A striking Belfast-style sink, breakfast bar, and beautiful tiled flooring complete the space, while the rear door provides easy access to the garden, perfect for relaxed, alfresco living.

FIRST FLOOR

The first-floor landing leads to three well-appointed bedrooms, each enhanced by stylish wood-effect flooring. The principal bedroom is a spacious double situated at the front of the property, featuring built-in wardrobes and a charming bay window with a window seat. A second double bedroom overlooks the rear and benefits from built-in storage. The third bedroom, a generous single positioned at the front, offers flexible use as a guest room, nursery, or home office. Completing the floor is a recently refurbished shower room, finished with sleek floor-to-ceiling tiling. It comprises a generous corner shower cubicle, low-level WC, contemporary hand basin set within a modern vanity unit, and a heated towel rail for added comfort.

OUTSIDE

To the front of the property, a generous driveway offers ample parking for multiple vehicles, framed by a neatly maintained lawn and shrub-lined borders that add a welcoming touch of greenery. Double gated side access provides a convenient route to the rear garden, ideal for families or those with outdoor hobbies. At the rear, the exceptionally spacious garden has been thoughtfully landscaped to blend style with functionality. A well-kept lawn stretches across the centre, bordered by mature shrubs that bring colour and character throughout the seasons. A sleek patio area offers the perfect setting for alfresco dining, summer gatherings, or simply unwinding in the sun, making this outdoor space a true extension of the home.





Seagrave Road, Sileby, Loughborough

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

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