



Excelsior Way, Sileby,

KEY FEATURES:

- Modern upgraded 27ft open plan kitchen/ diner
- Separate utility area
- Separate study room
- 4 double bedrooms
- Primary with ensuite
- Detached garage and parking
- Still within the 10 year NHBC warranty
- Energy efficient Davidson Homes build
- Beautiful tranquil location
- Internal viewing highly recommended to appreciate the accommodation on offer

PROPERTY DESCRIPTION

Creightons Estate Agents are pleased to present this immaculate executive four-bedroom detached home, superbly situated in a picturesque setting backing on to the park. Built in 2023 by Davidsons, this 'Darlington 4th Edition' property embodies modern family living, combining contemporary design with practical functionality. With its thoughtfully designed layout and high-quality finishes, upgraded through out to a high spec, this home offers a comfortable and stylish living space, ideal for families seeking a blend of tranquillity and convenience.

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

Step into the spacious entrance hallway, where sleek wooden flooring sets the tone for this beautifully designed home. To the right, a bright and airy sitting room welcomes you with plush neutral carpeting and a large front-facing window that floods the space with natural light, complementing its modern décor and inviting atmosphere. To the left, a separate study mirrors the hallway's wooden flooring, ideal for remote work or quiet retreat. Thoughtfully positioned off the hallway are a contemporary downstairs WC, featuring a white low-level toilet and wash basin with stylish neutral finishes, and a handy under-stairs storage cupboard. At the rear, the home opens into an impressive full-width open-plan kitchen, dining, and living area, perfect for both everyday family life and entertaining. This standout space is framed by floor-to-ceiling glass doors offering uninterrupted views of the park, while additional patio doors lead to a beautifully private rear garden. The kitchen itself showcases upgraded, high-spec light grey wall and base units, a chic worktop, and a separate breakfast bar with integrated sink. Premium appliances include a double oven, hob, extractor fan, dishwasher, and fridge freezer, all seamlessly built in for a sleek finish. A separate utility area adds further practicality, with space for additional appliances and direct access to the garden, ideal for busy households seeking both style and function. A staircase from the hallway leads to the first floor, ensuring a smooth and cohesive flow throughout this thoughtfully arranged home.

FIRST FLOOR

The first-floor landing is an elegant, light-filled space, enhanced by a gallery-style viewing platform that adds architectural interest and a sense of openness. From here, you'll find access to four generously proportioned bedrooms, a beautifully appointed family bathroom, a convenient storage cupboard, and loft access. A well-positioned window floods the landing with natural light, contributing to the home's bright and airy feel. The primary bedroom enjoys picturesque views through a charming bay window and features fitted wardrobes alongside a stylish ensuite. Designed for modern comfort, the ensuite includes a walk-in shower, low-level WC, and wash hand basin, all finished with sleek, contemporary fittings. The second bedroom, distinguished by tasteful wooden panelling, along with the third and fourth bedrooms, all offer generous proportions and neutral modern décor, perfect for family living, guest accommodation, or flexible use as a home office or hobby space. The family bathroom is elegantly finished with a white four-piece suite comprising a low-level WC, pedestal wash hand basin, bath with overhead shower, and a separate walk-in shower cubicle. Contemporary grey wall tiles and floor-



OUTSIDE

Tucked away on a peaceful estate, this property enjoys a prime position at the end of a private off-road driveway, offering both privacy and curb appeal. A beautifully manicured front garden, laid to lawn and framed by thoughtfully placed shrubs, creates a welcoming first impression. Ample parking is available via a generous driveway, which leads to a detached single garage. Gated side access opens to the rear garden; a secluded haven designed for relaxation and enjoyment. This thoughtfully landscaped space features raised flower beds, an outdoor tap, and steps descending to a lush lawn. A charming patio area provides the perfect spot for alfresco dining, surrounded by mature plants and shrubs.



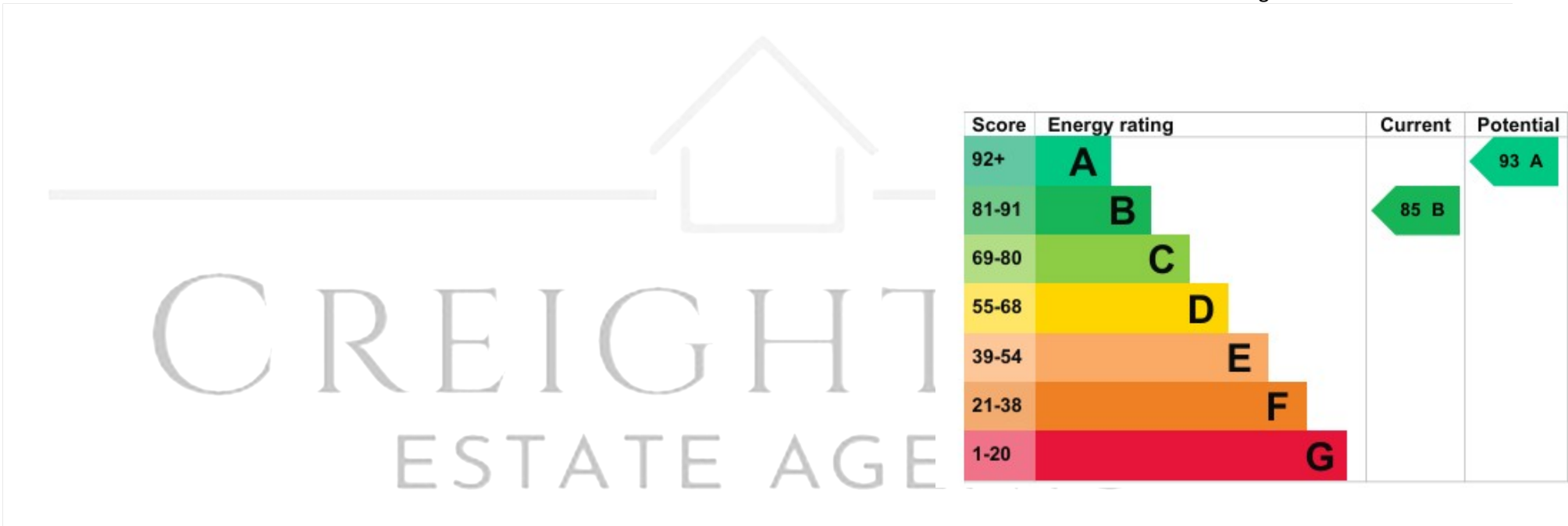
Excelsior Way, Sileby, Loughborough

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band E.



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