



Gray Lane, Sileby, Loughborough

Creightons Estate Agents are delighted to present this beautifully presented and extended three-bedroom semi-detached home, tucked away in a quiet cul-de-sac in the sought-after village of Sileby. Boasting a recently fitted kitchen and bathroom, along with thoughtfully landscaped gardens, this property offers an ideal blend of space, style, and flexibility. Whether you're a growing family in need of extra room, a couple seeking a home office and guest space, or a downsizer looking for comfort without compromise, this versatile layout caters to a variety of lifestyles. With generous living areas and outdoor space perfect for entertaining, this home represents a smart and future-proof investment.

KEY FEATURES

- Modern dining Kitchen
- Convenient downstairs W.C.
- Utility room
- Conservatory
- 3 Bedrooms
- Quiet Cul-de-sac location
- Garage and ample off road parking
- 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

The property is accessed via a welcoming entrance hall with laminate flooring, offering access to the downstairs WC, lounge, and staircase to the first floor. The WC is fitted with a white low-level toilet and a wash hand basin set within a vanity unit, complemented by a heated towel rail and a front-facing window. The lounge features a front-facing window, a fireplace with inset gas fire, and an under-stairs storage cupboard. Double doors lead through to the open-plan kitchen and dining area. The kitchen is fitted with a range of white shaker-style base and wall units, complemented by wood-effect worktops. It includes an integrated oven, hob, extractor fan, and dishwasher, with space for a fridge freezer. A breakfast bar adds a casual dining option, and there is internal access to the garage and the spacious conservatory. The conservatory, currently used as an additional living area, leads to the rear section of the integral garage, which has been thoughtfully converted into a playroom and a separate utility area. This space includes additional storage, a second sink, and further appliance space and provides access to the rear garden.



FIRST FLOOR

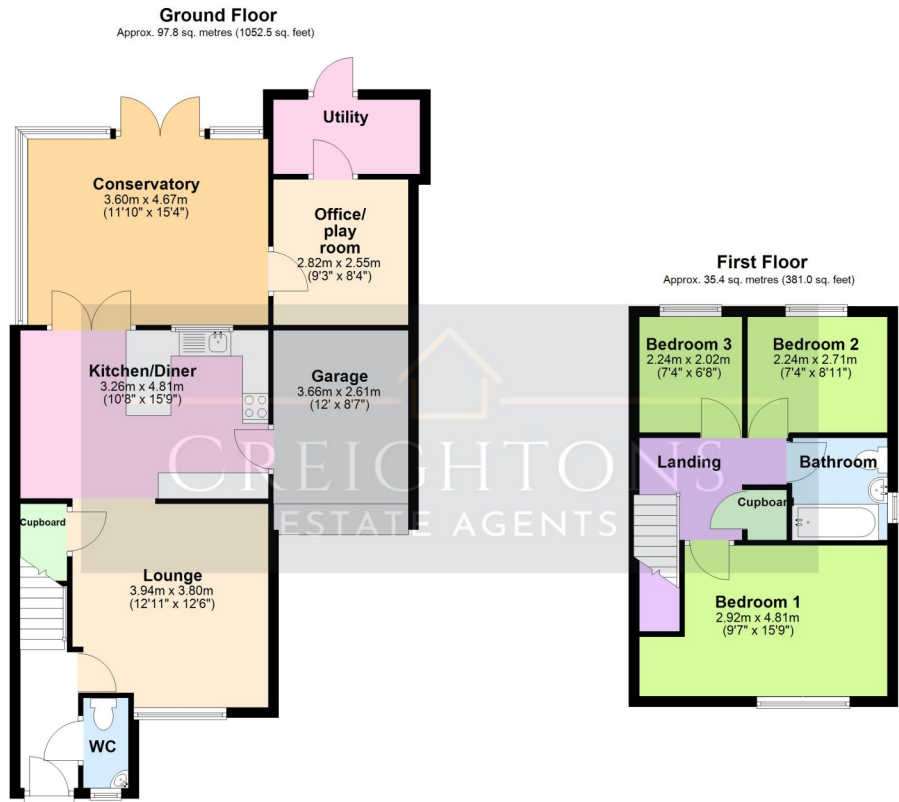
The first-floor landing provides access to three bedrooms, the family bathroom, an airing cupboard ideal for storage, and loft access. The master bedroom is a spacious double located at the front of the property, featuring built-in storage over the stairs. Bedrooms two and three are positioned at the rear, both offering pleasant views of the rear garden. The recently renovated family bathroom showcases stylish feature tiling and a modern suite. It includes a bath with a curved glass screen and overhead shower, a wash hand basin set within a vanity unit, and a low-level WC. A side-facing window allows for natural light and ventilation.

OUTSIDE

The front garden has been gravelled for low maintenance and features a driveway leading to a single garage. The fully enclosed rear garden has been thoughtfully landscaped, with a generous lawn and multiple patio areas, ideal for outdoor entertaining. A brick-based shed offers ample storage, and an outdoor shower adds a practical and stylish touch to the space.



Gray Lane | Sileby | Loughborough



Total area: approx. 133.2 sq. metres (1433.5 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.

9 Gray Close, Sileby

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		
69-80	C	74 C	78 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.





