



Newbold Close, Sileby

Creightons Estate Agents are thrilled to present this exceptionally well maintained turnkey ready two-bedroom end townhouse set in quiet cul-de-sac location in the ever-popular village of Sileby. This modern property offers the perfect blend of contemporary design and comfort, with well-planned living space, quality finishes, and a peaceful yet well-connected location. We're delighted to bring this beautifully maintained home to market and look forward to helping the next owners make it their own.

KEY FEATURES

- 2 double bedrooms
- Situated off the popular Heathcote Drive development
- Cul-de-sac location
- Larger than usual plot
- Thoughtfully modernised throughout
- Generous driveway and separate garage
- Combi- boiler approx. 2 years old
- 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

Step into this inviting home via a practical porch, leading into a welcoming hallway with staircase access to the first floor. To the front, a spacious bay-fronted lounge offers warmth and character, featuring wooden flooring and a charming fireplace. The open downstairs area currently serves as a handy workspace, with potential for flexible use to suit your lifestyle. At the rear, the stylish breakfast kitchen boasts sleek white gloss units paired with a contrasting dark worktop and sink, complemented by matching wooden flooring. Thoughtfully designed lighting, including under-cupboard LEDs, downlighters, and ceiling spotlights, adds a touch of luxury. Integrated appliances include an oven, microwave, hob with extractor, dishwasher, washing machine, and fridge freezer, ensuring everything is ready for modern living. From the kitchen through large French doors, step into the immaculate and spacious conservatory, with French doors, an ideal spot to relax or entertain, overlooking the beautifully maintained rear South westerly facing garden.

FIRST FLOOR

The first-floor landing with recently fitted carpet gives access to two generously sized double bedrooms, a contemporary family bathroom, a practical storage cupboard housing the combi boiler, and loft access. The principal bedroom, positioned at the front of the home, is spacious and stylishly presented with recently fitted carpet. It features built-in wardrobes with lighting, a neutral yet modern décor with picture rail detailing, ceiling spotlights, and a large front-facing window that floods the room with natural light. Bedroom two, also a double, is located at the rear and enjoys peaceful garden views. Immaculately presented, it offers fitted wardrobes and a clean, calming aesthetic ideal for relaxation. Completing the floor is the family bathroom, finished to a high standard with a sleek white three-piece suite. It includes an 'L'-shaped bath with it is a mixer shower with double heads for ease and accessibility and screen, a hand basin set within a contemporary vanity unit with mixer taps, and a concealed cistern WC. Modern floor-to-ceiling porcelain tiling, coordinated flooring, ceiling spotlights and a chrome heated towel rail add a touch of luxury.

OUTSIDE

Tucked away on a peaceful cul-de-sac, benefiting from being set next to open green space with mature trees for extra privacy, this charming home occupies a larger-than-average plot and features a well-maintained front garden alongside a generous stoned driveway. Offering off-road parking for multiple vehicles, the driveway also presents scope to extend into the lawned area if desired. Motion-sensor lighting adds a practical touch. Gated side access leads to a beautifully landscaped and fully enclosed rear garden, ideal for those seeking privacy and tranquillity. South Westerly facing it benefits from the sun all day long. Mainly laid to lawn, the outdoor space is enhanced by thoughtfully positioned patio areas, including a suntrap perfect for alfresco dining, morning coffee, or entertaining during the warmer months. Additional benefits include outdoor lighting and a convenient garden tap. Completing the offering is a garage located in a separate block to the front of the property, providing secure storage or further parking options.





Newbold Close| Sileby| Loughborough

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.

FLOORPLAN TO FOLLOW

EPC TO FOLLOW

CREIGHTONS
ESTATE AGENTS

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.





