





# Whitehead Close, Sileby

Creightons Estate Agents are delighted to present this executive four-bedroom, three-storey town house, impeccably designed to offer both style and practicality. Situated near the heart of Sileby Village, this modern residence boasts a thoughtfully crafted layout, perfectly suited to contemporary family living. With spacious interiors and an elegant finish throughout, this home provides an exceptional blend of comfort and sophistication in a highly sought-after location.

## KEY FEATURES

- Three storey family town house
- Spacious Dining/ kitchen
- Convenient downstairs w.c.
- First floor lounge with Juliette balcony
- Four bedrooms over two floors
- Primary bedroom with Jack & Jill ensuite
- Quiet cul-de-sac location
- Driveway and integral garage
- Early viewing 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 arrival, you're greeted by a bright and spacious hallway, thoughtfully designed to create an inviting first impression with neutral décor and wooden flooring. This central hub offers seamless access to the first floor via a well-positioned staircase and leads directly to the stylish kitchen-diner at the rear of the property. A conveniently located downstairs W.C. enhances everyday practicality, ensuring comfort for both residents and guests. Step into a beautifully maintained kitchen that perfectly balances functionality with contemporary style. Grey shaker style cabinetry pairs effortlessly with sleek marble effect countertops and a tiled floor, creating a warm yet sophisticated aesthetic. A stainless-steel extractor hood and built-in oven lend a professional touch, with designated space for additional appliances to suit modern living. At the rear, elegant double French doors open directly onto the garden, flooding the space with natural light and offering a seamless connection between indoor and outdoor areas, ideal for entertaining or enjoying quiet moments at home.

## FIRST FLOOR

The first floor opens onto a generous galleried landing, offering access to a spacious double bedroom at the front of the property, a well-appointed family bathroom, and a bright lounge positioned to the rear. A further staircase leads to the second floor, enhancing the sense of space and flow throughout. The rear-facing lounge is a standout feature, enjoying an abundance of natural light from both a Juliette balcony and an additional window overlooking the garden. A feature fireplace adds warmth and character, creating a cosy yet elegant setting for relaxation or entertaining. The double bedroom benefits from a window to the front elevation, offering a peaceful retreat with ample space for furnishings. The family bathroom is fitted with a classic white three-piece suite, comprising a low-level WC, pedestal wash hand basin, and a bath with overhead shower and screen, designed for both comfort and practicality.

## SECOND FLOOR

The second-floor landing leads to an airing cupboard and three well-proportioned bedrooms, offering versatile living arrangements to suit a range of needs. Two are spacious doubles, while the third is a generously sized single, ideal as a child's room, guest bedroom, or dedicated home office. The principal bedroom enjoys built-in storage and a window to the front elevation and shares a stylish Jack and Jill en-suite shower room with the second double bedroom, which overlooks the rear garden. The third bedroom, also positioned at the rear, offers flexibility for growing families, remote working, or visiting guests.

## OUTSIDE

To the front of the property, a neatly laid driveway offers off-road parking for two vehicles and leads to a single integral garage, providing secure storage and everyday convenience. The modern brick façade and clean architectural lines create a smart, welcoming first impression. To the rear, the garden is a private haven designed for both relaxation and entertaining. Directly accessible from the kitchen via elegant French doors, the paved patio area is perfect for alfresco dining or morning coffee. Steps lead up to a raised lawn, enclosed for privacy, an ideal space for children to play, pets to roam, or green-fingered buyers to personalise.









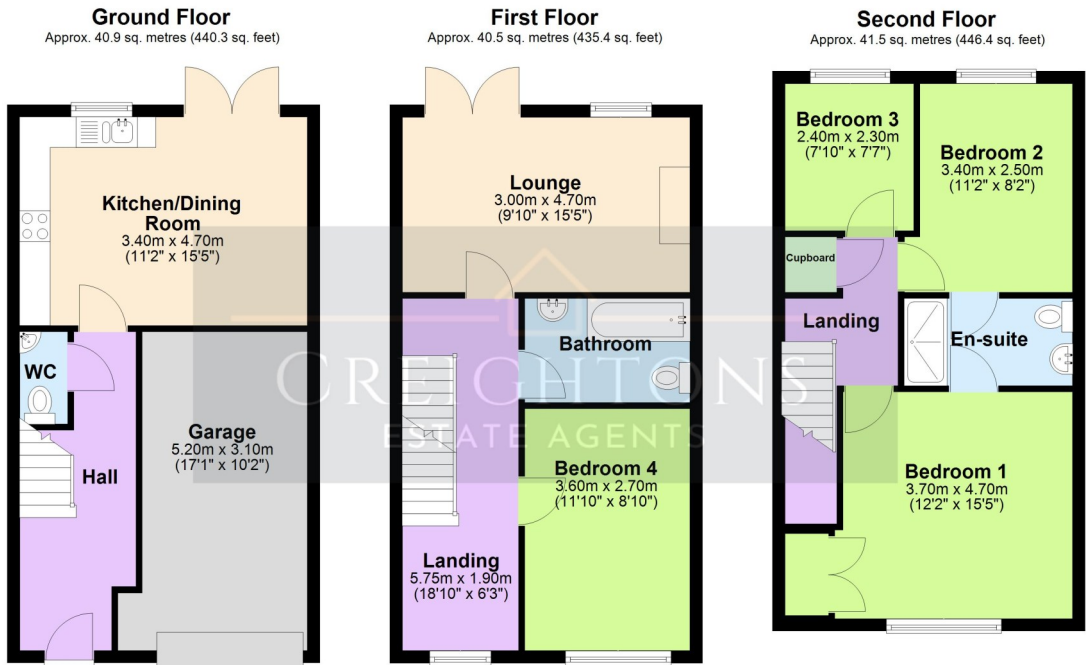
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## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band D.



Total area: approx. 122.8 sq. metres (1322.1 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 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.









