



Haines Drive, Sileby

Creightons Estate Agents are delighted to bring to the market this three bedroom semi detached family home situated on the popular Haines Drive. Part of a modern, well-regarded residential Highgrove Fields development on the edge of Sileby, offering attractive, energy-efficient homes, good amenities, and a peaceful setting, close to open countryside. An ideal setting for families who want convenience, community and plenty of space.

KEY FEATURES

- Popular Modern Miller Homes development
- Three bedrooomed semi-detached family home
- Primary with ensuite
- Large open plan lounge / dining area
- Built around 2020/2021
- Still within the NHBC warranty
- Early Viewing essential

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 entered via a welcoming hallway beneath a canopied front door, providing access to the downstairs WC, front-facing kitchen, spacious rear lounge/diner and staircase rising to the first floor.

The ground floor WC is fitted with a white low-level WC, wash hand basin and a front-facing window.

The kitchen overlooks the front of the property and features a range of modern wall and base units in white and grey wood-effect finishes, complemented by concrete-effect worktops and **silver hardware**. Integrated appliances include a fridge freezer, washer dryer, oven, gas hob and extractor fan. The kitchen is finished with **vinyl flooring with a parquet effect**, which continues through the hallway and bathrooms.

Positioned at the rear of the home, the generous lounge/diner benefits from **light cream carpeting**, double doors opening onto the garden and an additional window allowing plenty of natural light to flow through the room. An understairs cupboard provides useful storage.

FIRST FLOOR

The first-floor landing provides access to three well-proportioned bedrooms, the family bathroom, a useful storage cupboard and the boarded loft.

Bedroom One is positioned at the front of the property and benefits from a built-in storage cupboard and a private ensuite shower room. The ensuite is fitted with a white three-piece suite comprising a walk-in shower cubicle, low-level WC and wash hand basin, with **dark grey and white patterned tiling** to the shower area and above the sink.

Bedrooms Two and Three are located at the rear of the home and enjoy views over the garden and beyond.

All three bedrooms are finished with **light cream carpeting** and are served by the family bathroom, which includes a bath, low-level WC and wash hand basin. The bathroom features **white patterned tiling** above the bath and sink and is completed with **dark grey tiled-effect vinyl flooring**.

OUTSIDE

The front garden has been gravelled for low-maintenance appeal and features a driveway providing off-road parking. Gated side access leads to the fully enclosed rear garden,





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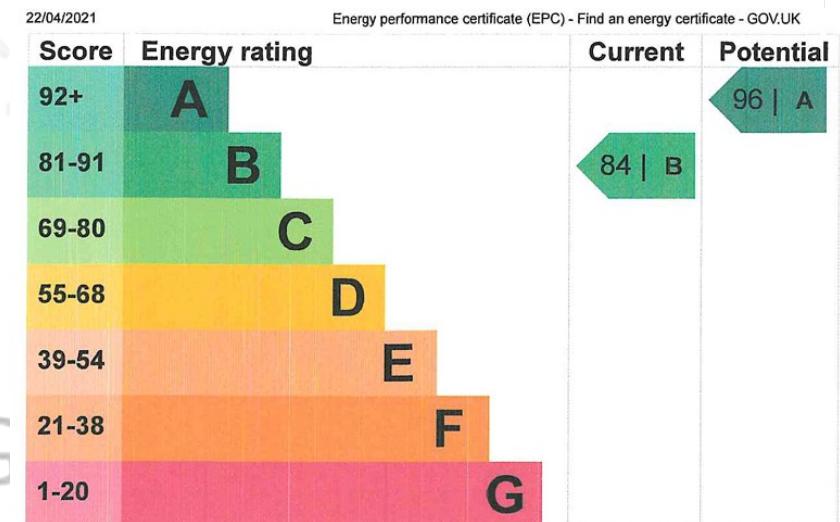
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band C.



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