





# Stanley Drive, Sileby

A contemporary detached home on Stanley Drive, positioned in a sought-after edge-of-village location. Creightons Estate Agents are delighted to present this property to the market, offering a generous plot, a peaceful setting and a strong sense of privacy. It's an appealing choice for anyone seeking space, comfort and a well-connected place to call home. Built by the highly regarded builder 'Davidsons' in 2023 the 'Moreley corner house' is immaculately presented, offering a show home feel from the moment you step in and is ready for its new chapter.

## KEY FEATURES

- 'Show home' condition
- Three bedroom detached property
- Primary with ensuite
- Built in 2023
- Still within the NHBC warranty
- Large, non overlooked rear garden
- Driveway and single garage
- Sold with no upper chain
- Immediate 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

From the moment you step into the spacious hallway, the sense of light, neutral décor and continuous Amtico flooring immediately showcases the immaculate standard to which this home has been finished. The hallway provides access to a generous storage cupboard, ideal for coats, shoes and everyday essentials, a well-presented downstairs WC, the large dining kitchen, the lounge, and the staircase leading to the first floor.

The ground-floor WC features tiled walls, Amtico flooring, a white low-level WC, a wall-mounted wash hand basin, and a frosted window to the front elevation.

The impressive dining kitchen offers a contemporary range of off-white base and wall units paired with a complementary wood-effect worktop. Integrated appliances include a fridge freezer, dishwasher, double oven, hob and extractor fan. Dual-aspect windows provide views over both the beautiful rear garden and the front elevation, while a side door offers convenient access to the garden. A standout feature of this room is the cleverly concealed utility area, neatly tucked behind double doors, providing space for additional appliances and storage while maintaining a clean, minimalist aesthetic.

## FIRST FLOOR

The first-floor landing leads to three well-proportioned bedrooms, the family bathroom, and a useful storage cupboard. The primary bedroom enjoys a front-facing window, fitted wardrobes, and the added convenience of an ensuite shower room. The ensuite includes a walk-in shower cubicle, low-level WC, wash hand basin, Amtico flooring, and a window for natural light. Bedrooms two and three are both generous in size and are served by the modern family bathroom, which features contemporary tiling, a bath with shower over and screen, a WC, and a wash hand basin.

## OUTSIDE

The property occupies a generous corner plot and immediately stands out with strong kerb appeal, featuring a neat and well-kept frontage. A driveway sits to the side of the home, leading to a single garage, with gated side access providing a convenient route to the rear garden. The rear garden is mainly laid to lawn and offers a lovely, private outdoor space. It includes a patio area ideal for seating or dining, a charming gazebo, raised flower beds, and is fully enclosed and non-overlooked, perfect for relaxation or entertaining.







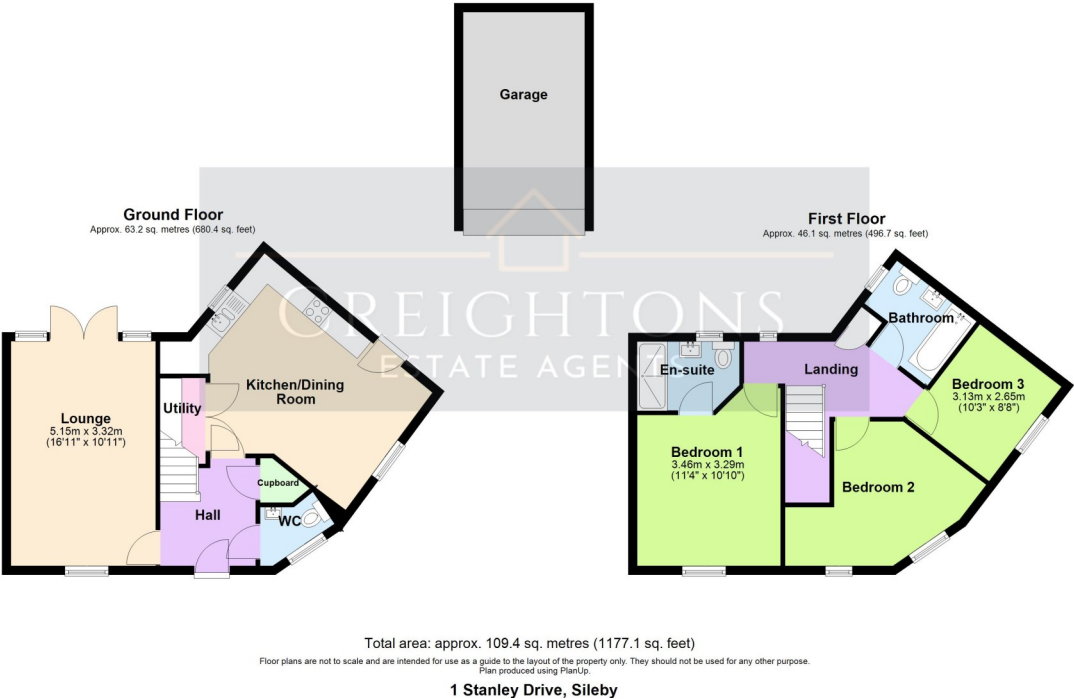
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## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band D.



Score	Energy rating	Current	Potential
92+	A	83 B	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### DISCLAIMER

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