





# Seagrave Road | Sileby

## KEY FEATURES

- Extended semi-detached family home
  - Recently refurbished statement kitchen
  - Driveway parking and welcoming front porch
  - Impressive open-plan kitchen, dining and living space
  - Character features including original fireplaces and exposed brickwork
  - Bespoke conservatory/orangery with garden views
  - Three bedrooms plus additional nursery/office space
  - Recently refitted family bathroom
  - Long, private rear garden with multiple seating areas
  - Early viewing highly recommended

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 approached via a driveway and front porch, opening into a welcoming hallway with wood-effect flooring, stylish wall panelling, stairs to the first floor and useful under-stairs storage with space for appliances.

To the rear lies the heart of the home: a generous, light-filled open-plan living space created as part of a modern extension. The recently refurbished kitchen runs along the left-hand side and features blue patterned tiled flooring, wooden worktops, light blue cabinetry and integrated appliances including a gas hob, oven and fridge freezer. A striking central island with quartz worktop offers additional storage and seating, while double doors open directly onto the rear garden.

The remaining ground floor benefits from warm laminate flooring and includes a dining area with exposed brick fireplace, adding character and charm. Sliding doors lead to the front lounge, featuring a bay window, log burner with decorative tiled surround, panelled feature wall and original internal window.

Completing the space is a second seating area with skylights and a bespoke conservatory/orangery, flooded with natural light and opening onto the garden, perfect for year-round enjoyment.

## FIRST FLOOR

Upstairs, the property retains beautiful original wooden plank flooring throughout, adding warmth and authenticity. At the front of the home is a versatile additional room, ideal for use as a nursery, home office, or dressing room, with a single window overlooking the front elevation.

The principal bedroom also sits at the front of the property and features a charming original cast-iron fireplace alongside a stylish panelled feature wall. A second generous double bedroom overlooks the rear garden and showcases exposed brickwork and a further cast-iron fireplace, creating a striking and characterful space.

Further along the hallway is the **recently refitted family bathroom**, finished to a high standard with stylish panelled walls, a contemporary vanity unit with under-sink storage and silver hardware, a large double shower enclosure, and WC. Completing the first floor is a further bedroom at the rear, a double room enjoying pleasant views over the garden.

The rear garden is exceptionally long, private, and thoughtfully arranged to suit both entertaining and family life. Immediately outside the property is a patio area, complemented by a pergola structure ideal for outdoor dining. Side access leads conveniently back to the front of the home.

The main section of the garden is laid to lawn and bordered by mature trees along the fencing, creating a peaceful and secluded setting. Toward the end of the garden, a second patio area provides an additional seating space, alongside a barked section ideal as a children's play area. This beautifully maintained outdoor space truly acts as an extension of the home.

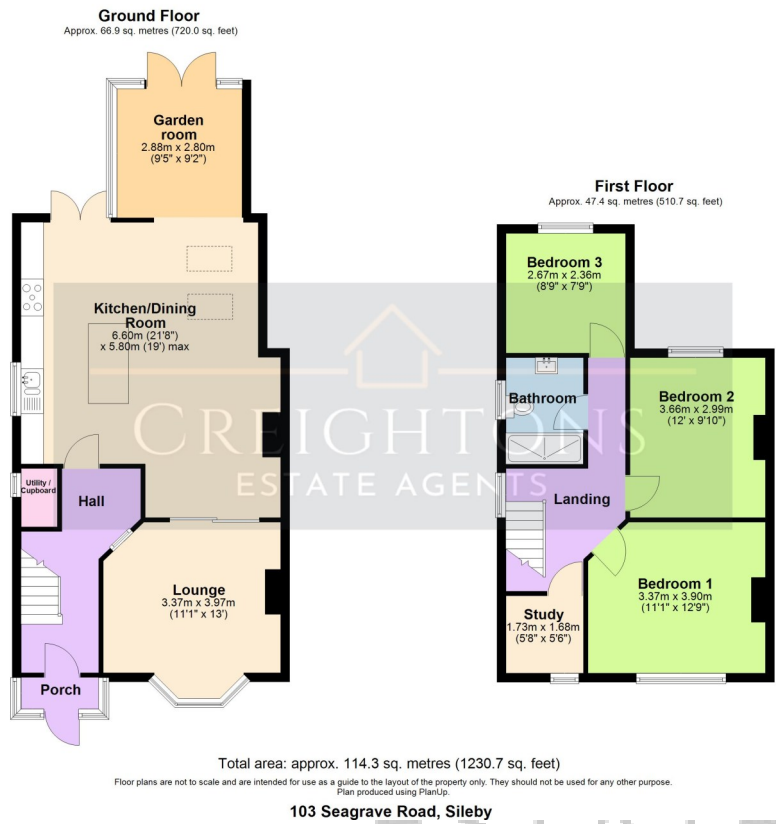








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## SERVICES

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		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## DISCLAIMER

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