



Healey Close | Sileby

Creightons Estate Agents are delighted to present this beautifully maintained and thoughtfully designed three-bedroom semi-detached home. Offering an inviting open-plan living space, this property boasts a bright and airy atmosphere, perfect for modern living. Situated in a peaceful location, it provides a tranquil retreat while remaining conveniently accessible. Immaculately presented and tastefully decorated throughout, this home is a must-see to truly appreciate its charm and quality. Early viewing is highly recommended.

KEY FEATURES

- Stylish, immaculately presented home, built in 2022, located on a small development in Sileby
- Open Plan layout with underfloor heating throughout the ground floor reception rooms
- 3 Good size bedrooms
- Single Garage and driveway
- Secure rear garden
- Internal viewing recommended to appreciate the accommodation on offer

LOCATION

Sileby is a charming Charnwood village, centred around a traditional village hub and boasts extensive local amenities, including popular pubs and shops. Ideally located for quick access to Loughborough, Leicester, and the M1 at Markfield, Sileby offers both convenience and charm. Enjoy the local beauty spots such as Swithland Reservoir and Bradgate Park, perfect for leisurely outings and nature lovers.







GROUND FLOOR

The ground floor welcomes you into a cosy entrance hallway, providing access to a convenient downstairs W.C. and the spacious open-plan living, dining, and kitchen area. The W.C. features a white low-level toilet and wash hand basin, complemented by a front-facing window for natural light. The open-plan living and dining area boasts a bright and airy ambiance, enhanced by neutral décor and elegant wooden flooring. A useful under-stairs storage cupboard adds practicality, while the staircase ascends to the first floor. The beautifully designed kitchen and dining area offers a modern aesthetic with sleek grey gloss cabinetry, a complementary worktop, and a range of base and wall units. Patio doors provide a seamless connection to the rear garden, bringing in ample natural light. The kitchen is equipped with an integrated oven, fridge freezer, and extractor fan, with space available for additional appliances.

FIRST FLOOR

The first-floor landing provides access to three good size bedrooms and family bathroom. Situated at the front of the property, the bathroom features a crisp white suite, including a low-level WC, a sleek hand basin with a built-in vanity unit for added storage, and a bath with a glass screen and overhead shower for convenience. Stylish modern floor and wall tiles enhance the space, complementing the contemporary design, while a heated towel rail adds both practicality and comfort. The master bedroom is positioned at the front of the property, featuring fitted wardrobes for convenient storage and a calming neutral décor that enhances its spacious feel. To the rear, two additional bedrooms offer versatile living options, the second, a well-proportioned double, and the third, currently utilised as a home office. Both rooms are tastefully decorated in soft, neutral tones, creating a warm and inviting atmosphere throughout.

OUTSIDE

The front garden features a neatly maintained lawn area alongside a driveway accommodating two vehicles, with direct access to a set-back single garage. A gated side entrance leads to the rear garden, enclosed by recently installed fencing for added security and privacy. Thoughtfully landscaped, the outdoor space is predominantly laid to lawn, complemented by two paved seating areas designed to capture sunlight throughout the day, ideal for relaxation or entertaining. The rear garden also benefits from convenient access to the garage, enhancing practicality and ease of use.





Healey Close | Sileby | Loughborough



SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band C.

Score	Energy rating	Current	Potential
92+	A		116 A
81-91	B	84 B	
69-80	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.





