

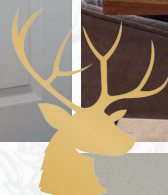


TAYLOR DRIVE, SILEBY, LOUGHBOROUGH

OFFERS OVER: £ 400,000



REZIDE are delighted to present this beautifully maintained four-bedroom detached family home, perfectly positioned on the edge of a peaceful cul-de-sac in the sought-after village of Sileby. With open views across picturesque parkland, this property offers a unique blend of modern living and tranquil surroundings, making it ideal for families seeking space, style, and serenity.



Upon entering, you are welcomed by a spacious entrance hall with contemporary tiled flooring and stylish lighting, setting the tone for the rest of this immaculate home.

To the left, the generous lounge boasts a large front-facing window, plush carpets, and tasteful décor, providing a cosy yet sophisticated space to relax. To the right, a versatile study overlooks the front garden – perfect for working from home or enjoying a quiet reading nook.

At the heart of the property lies the open-plan kitchen







diner, designed for modern family living and entertaining. This bright and airy space features ample work surfaces, integrated appliances (including fridge freezer, hob, and dishwasher), and flows seamlessly into the landscaped rear garden through elegant French doors, creating the perfect indoor-outdoor connection.

The utility room, adjacent to the kitchen, includes an integral washing machine, additional sink, and storage cupboards, keeping household tasks neatly tucked away. From here, you'll find a downstairs WC with a wood-effect toilet seat, pedestal basin, and coordinating tiled flooring.





Upstairs offers four well-proportioned double bedrooms, each beautifully presented with lush carpets and neutral décor. The master bedroom benefits from built-in wardrobes and a modern en-suite shower room with a glass cubicle, pedestal sink, and WC.

The family bathroom is fully tiled and features a four-piece suite, including a bath, pedestal sink, WC, and a separate tiled shower cubicle with a chrome mixer shower, providing both practicality and comfort.







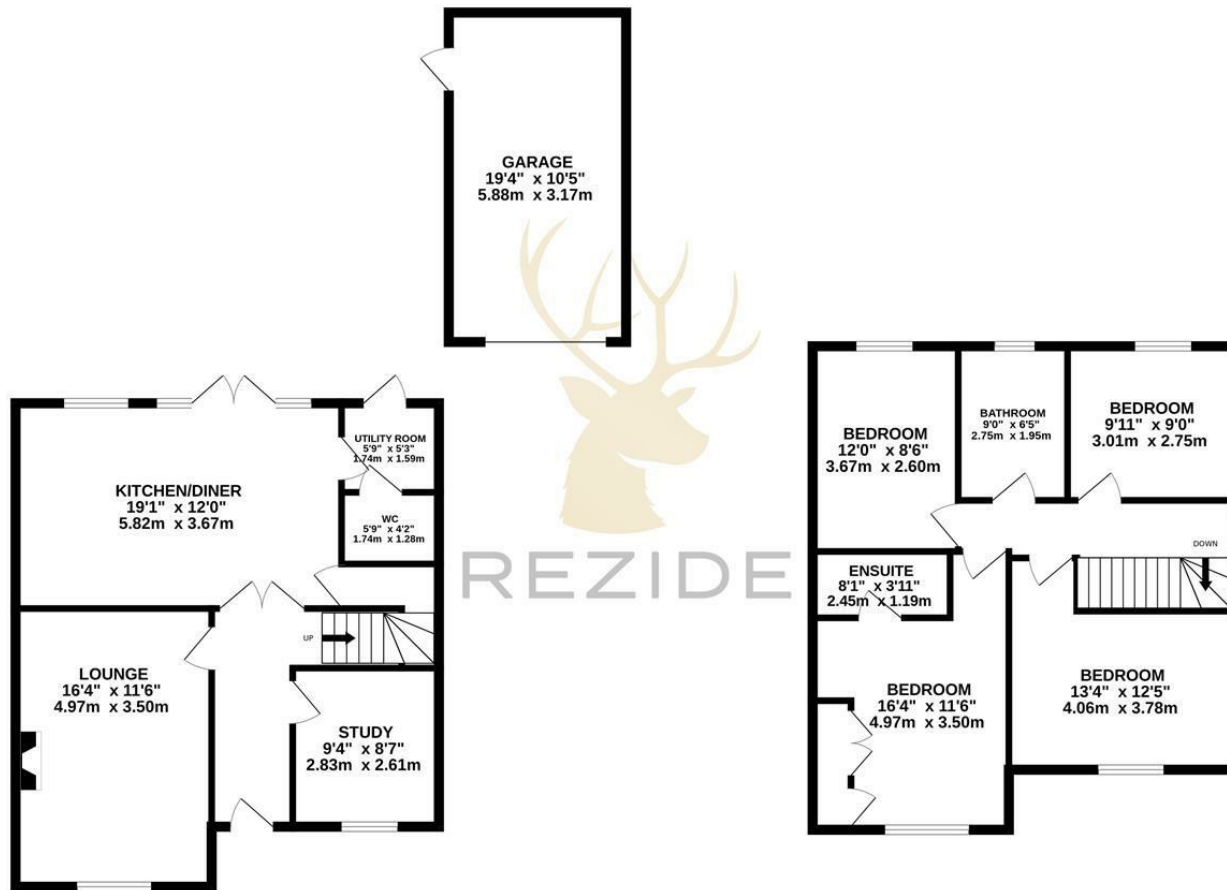
One of the home's standout features is the landscaped rear garden – a true private oasis with a large patio area, lush green lawn, and established shrubs and trees, ideal for summer gatherings or peaceful relaxation.

The property also includes a detached single garage with lighting and power, as well as a driveway accommodating multiple vehicles.

Situated on the edge of a quiet cul-de-sac, this home enjoys open views across neighbouring parkland, offering a sense of tranquillity rarely found in modern developments. Despite its serene setting, the property remains within easy reach of village amenities, schools, and excellent transport links, making it perfectly suited to family life.

GROUND FLOOR
853 sq.ft. (79.2 sq.m.) approx.

1ST FLOOR
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1509 sq.ft. (140.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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KEY FEATURES:

- Quiet cul-de-sac location with open parkland views
- Four double bedrooms with master en-suite and wardrobes
- Open-plan kitchen diner with utility and French doors to garden
- Spacious lounge and separate home office/study
- Modern family bathroom and stylish en-suite
- Landscaped garden, detached garage, and ample driveway parking



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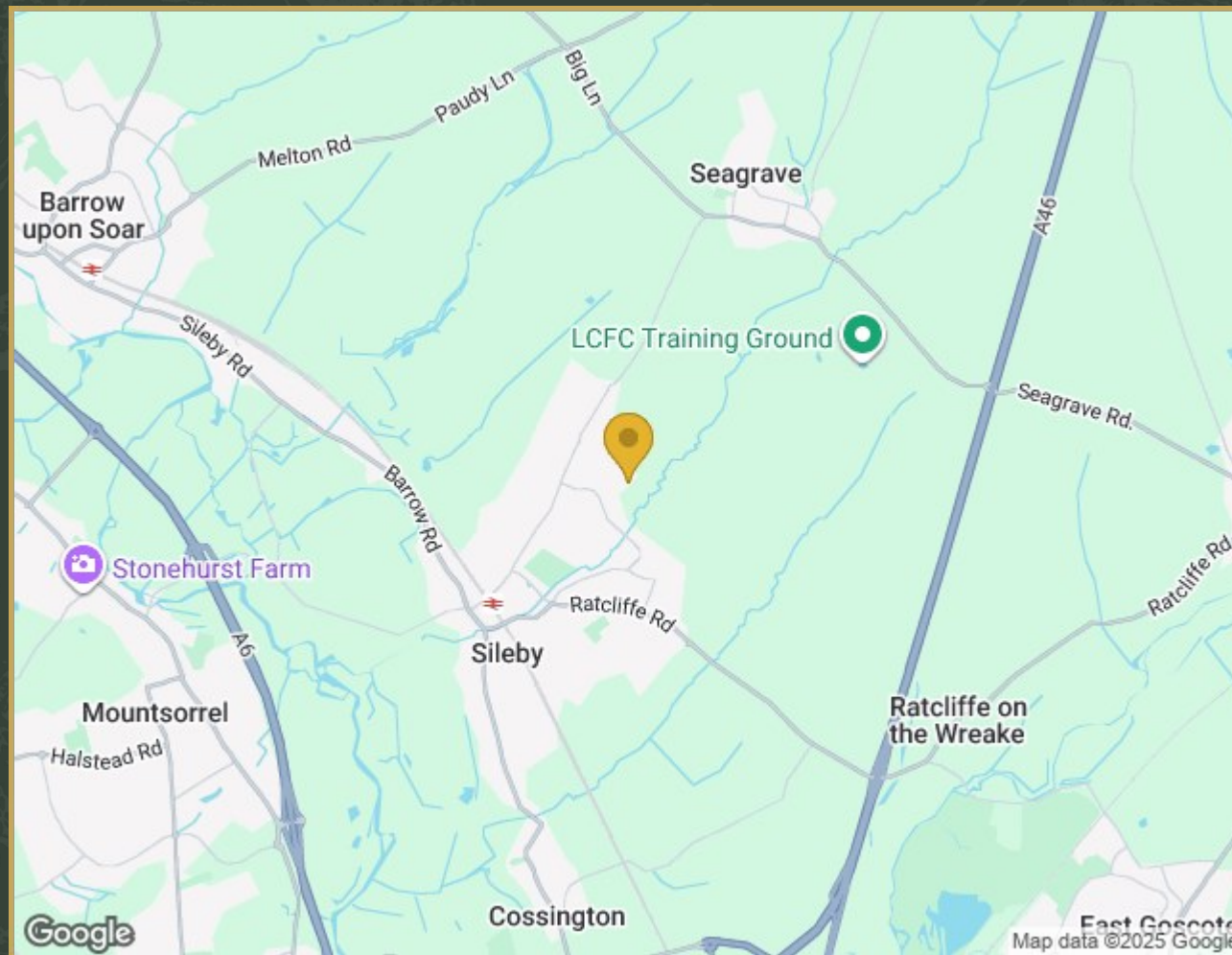
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1509.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		93	(92 plus) A
(81-91) B	84		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Property Location



14 Taylor Drive, Sileby, Loughborough, LE12 7WS