



SUNNYLANDS DRIVE, SILEBY, LOUGHBOROUGH

OFFERS OVER: £ 450,000



A striking five-bedroom detached residence, positioned in the ever-popular Charnwood Village of Sileby. The property has been thoughtfully enhanced by its current owners, with notable improvements including the installation of air conditioning, solar panels and battery storage, a full loft conversion, and the addition of a bespoke garden room at the rear. Overlooking open green space to the front, including Sileby Community Park, this home blends modern convenience with versatile living spaces, making it an exceptional opportunity for families seeking both comfort and style.



Set back from Sunnylands Drive, the property immediately captures attention with its balanced façade and curb appeal, complemented by the picturesque parkland views opposite. Stepping inside through the composite glazed front door, you are welcomed by a spacious entrance hallway, giving access to a downstairs WC, useful under-stair storage, the generous lounge and the open-plan kitchen diner.

The lounge extends the full depth of the home and is arranged to provide both function and flexibility, with a useful study area at the front enjoying views over the park, and a large family living space at the rear with French doors opening directly onto the garden. To the opposite side of the hallway lies the impressive kitchen and dining area, fitted with a comprehensive range of wall and base units, contrasting worktops, an eye-level oven, integrated fridge freezer, and dishwasher. A gas hob with extractor and stainless-steel sink complete the setup, while the dining space provides ample room for family gatherings. From here, the utility room offers additional storage, a further sink, plumbing for appliances,







and direct access to the rear garden.

On the first floor, the spacious landing leads to four well-proportioned bedrooms and the family bathroom. The principal bedroom overlooks the rear and comes complete with fitted wardrobes and a contemporary en-suite shower room. To the front, the smallest of the bedrooms is currently arranged as a dressing room but can easily accommodate a single bed if required. There are two further generous double bedrooms, one at the front and one at the rear, with the larger of the two featuring a useful storage cupboard housing the hot water cylinder. The family bathroom is fitted with a panel bath and shower over, pedestal basin, and WC, with tiling to water-sensitive areas.

The second floor has been converted to provide a substantial additional bedroom, complemented by a walk-in wardrobe and a further study space. The wardrobe has the





potential to be adapted into an en-suite to suit future requirements, while the clever use of eaves storage maximises practicality.

The rear garden has been beautifully landscaped with low-maintenance living in mind. A patio area leads down to a bespoke garden room, currently used as a gym and guest suite but easily adaptable to suit a variety of needs. Beyond the garage, the current owners have also created a private area designed for hot tub use, ensuring the garden is perfect for both entertaining and relaxation. To the front and side, there is ample off-road parking for multiple vehicles along with a single garage fitted with light and power.







This is an exceptional family home in a desirable position, offering spacious and flexible accommodation enhanced by thoughtful upgrades. With its parkland outlook, landscaped gardens, versatile garden room and prime village location, it represents a rare opportunity to secure a modern family residence of this calibre.













SILEBY COMMUNITY PARK

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STAYING SAFE IN THIS PLAY AREA

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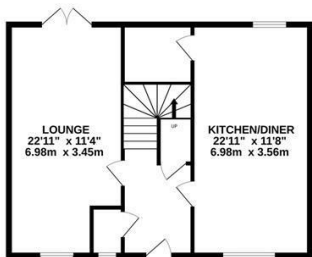
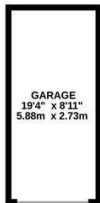
PLOT PLAN FOR GUIDANCE ONLY



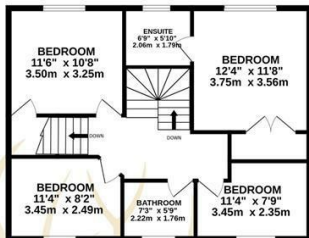
KEY FEATURES:

- Five-bed detached with loft conversion & garden room
- Overlooks Sileby Community Park
- Full-depth lounge with study & garden access
- Modern kitchen diner with utility
- En-suite master plus three further doubles
- Landscaped garden, hot tub area, garage & parking

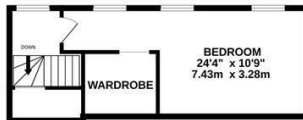
GROUND FLOOR
969 sq.ft. (90.1 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.6 sq.m.) approx.



2ND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



REZIDE

TOTAL FLOOR AREA: 1976 sq.ft. (183.5 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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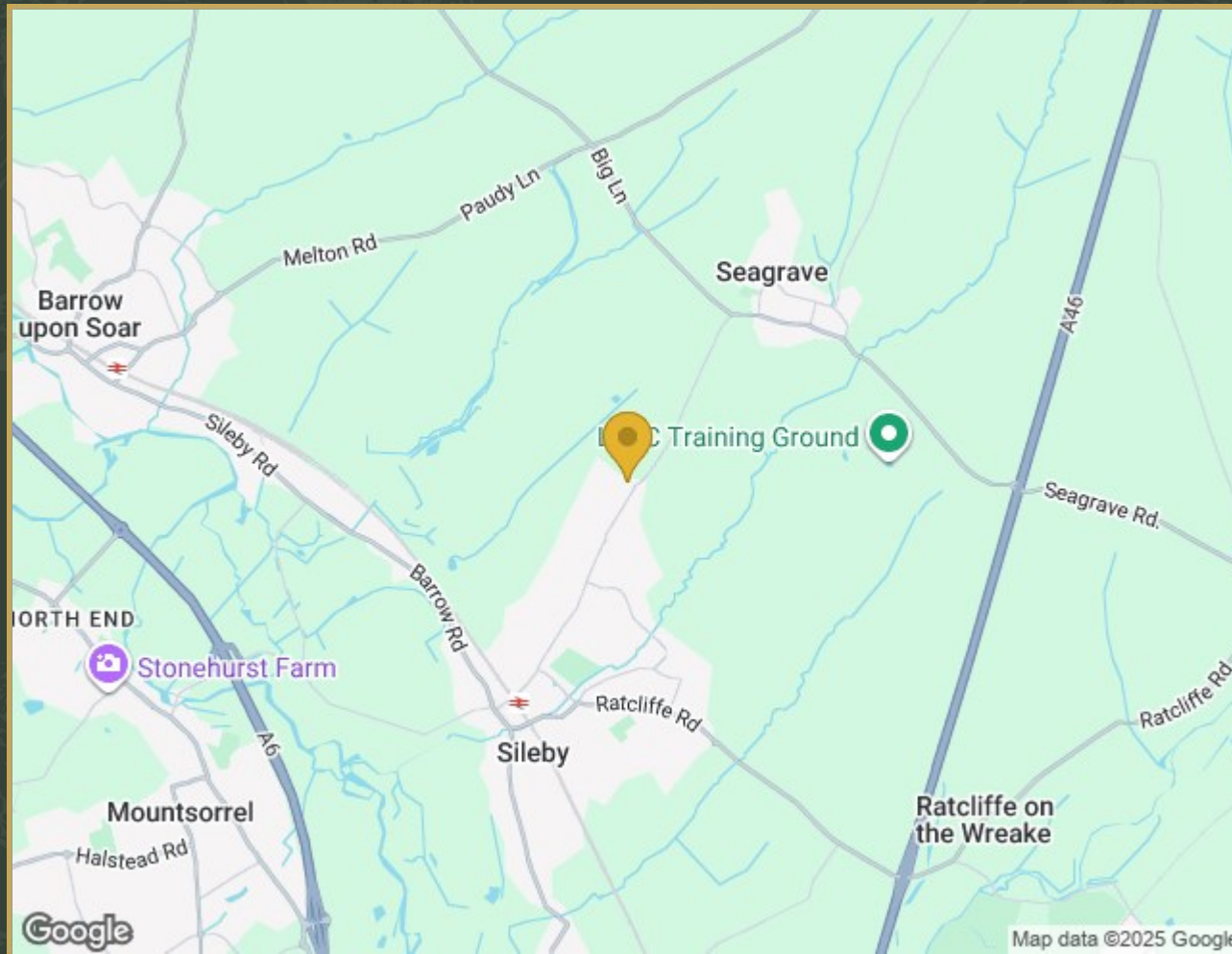
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1976.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B		90	92	(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		EU Directive 2002/91/EC		England & Wales	

Property Location



2 Sunnylands Drive, Sileby, Loughborough, LE12 7WJ