



**Haines Drive, Sileby**

**welcome to**

## **Haines Drive, Sileby**

A well-presented three-bedroom modern home featuring a stylish kitchen, open-plan living and dining area, en-suite to the main bedroom, landscaped rear garden and driveway parking.

### **Entrance**

Entrance to the property is via a upvc front door which leads into the entrance hallway. The entrance hallway has doors to all ground floor rooms and stairs to the first floor.

### **Ground Floor Wc**

The ground floor wc is fitted with a low-level WC and wash hand basin, finished in a modern style.

### **Kitchen**

Fitted with a range of contemporary wall and base units, complementary work surfaces and integrated appliances, including an oven and hob. A large window to the front elevation provides excellent natural light.

### **Lounge Diner**

A versatile open-plan arrangement offering ample room for both seating and dining furniture. Patio doors open onto the rear garden, creating a smooth connection between indoor and outdoor living.

### **First Floor Landing**

The first-floor landing has stairs rising from the ground floor, carpeted flooring and doors to all first-floor rooms.

### **Bedroom One**

A comfortable double bedroom featuring a window to the front and access to a private en-suite shower room. Fitted storage solutions enhance practicality.

### **En Suite**

Modern suite comprising a shower enclosure, WC and wash hand basin, finished with stylish tiling.

### **Bedroom Two**

A well-sized bedroom overlooking the rear garden, ideal for use as a guest room or home office.

### **Bedroom Three**

A further bedroom suitable for a variety of uses, including a nursery, study or dressing room.

### **Bathroom**

Fitted with a three-piece suite comprising a panelled bath, WC and wash hand basin, finished in neutral tones.

### **Outside**

The front of the property has a gravelled area and a path leading to the front door, with side access providing ample offroad parking and side gate to the rear. The rear garden is professionally landscaped with lawn, gravel borders and a paved seating area, all securely enclosed and designed for ease of maintenance.





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## Haines Drive, Sileby Loughborough

- NO ONWARD CHAIN
- Ground floor wc
- Open-plan lounge and dining area with garden access
- Contemporary fitted kitchen with integrated appliances
- Main bedroom with en-suite shower room

Tenure: Freehold EPC Rating: B

Council Tax Band: C

**£255,000**



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Property Ref:  
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