



BEDROOMS

**2**

BATHROOMS

**1**

RECEPTION ROOMS

**1**

COUNCIL TAX

**A**

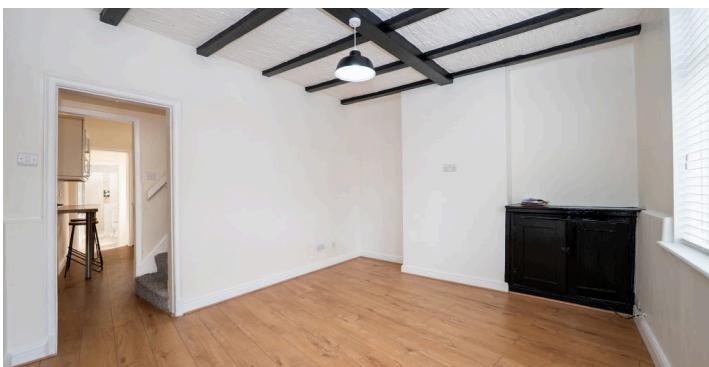
## KEY FEATURES

- Two-bedroom end terrace home
- Modern finish with original features
- Characterful lounge with exposed beams
- Modern kitchen with breakfast bar
- Contemporary downstairs bathroom
- Walk-in rainhead shower with skylight
- Low-maintenance rear garden
- Two large double bedrooms

## PROPERTY OVERVIEW

Creightons Estate Agents are delighted to offer this beautifully presented two-bedroom end terrace home on Seagrave Road, Sileby, combining modern finishes with charming original features including exposed beams, high ceilings and a stylish contemporary finish throughout. The property benefits from a cosy front lounge, modern kitchen with breakfast bar, contemporary downstairs bathroom with walk-in rainhead shower and skylight, two spacious double bedrooms and a low-maintenance rear garden, making it an ideal first-time purchase or investment opportunity.

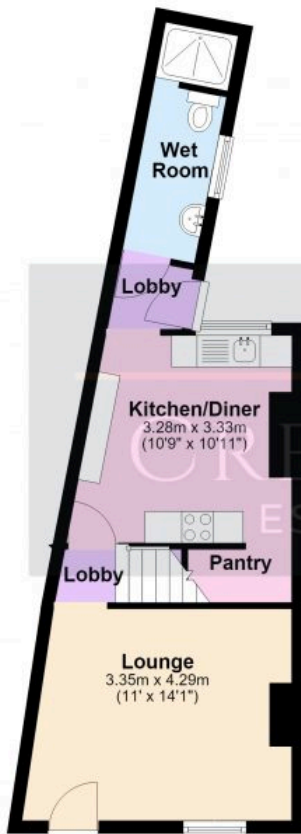
## ADDITIONAL PHOTOGRAPHY



# FLOORPLAN

## Ground Floor

Approx. 33.8 sq. metres (363.7 sq. feet)



## First Floor

Approx. 28.0 sq. metres (301.7 sq. feet)



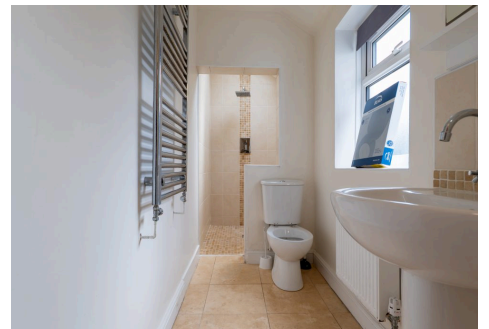
Total area: approx. 61.8 sq. metres (665.4 sq. feet)

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. Plan produced using PlanUp.

15 Seagrave Road, Sileby



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



ROTHLEY OFFICE

0116 3195657

SILEBY OFFICE

01509 458 333

WEBSITE

creightonsestateagents.co.uk