



Belgrave Close, Sileby

Creightons Estate Agents are delighted to present this well-presented two-bedroom home, tucked away in a quiet cul-de-sac on the popular **Belgrave Close, Sileby**. Offering generous living space, a large L-shaped garden, and versatile outdoor features, this property is ideal for first-time buyers, downsizers, or those seeking a home office setup.

KEY FEATURES

- Quiet cul-de-sac location on Belgrave Close, Sileby
- Two generous double bedrooms, including dual-aspect primary with allotment views
- Spacious kitchen diner with garden access and downstairs WC
- Bright lounge overlooking the rear garden
- Large L-shaped garden with patio, decking, side access, and garden cabin ideal for a home office
- Built around 10 years ago
- 2 allocated parking spaces

LOCATION

Sileby is a charming village in Loughborough, offering a blend of countryside tranquillity and modern convenience. Nestled along the River Soar, it boasts scenic walking routes, a strong sense of community, and a range of local amenities, including shops, pubs, and leisure facilities. With excellent transport links to Leicester and Loughborough, it provides easy access to larger towns while maintaining its peaceful village atmosphere. Its rich history, welcoming environment, and proximity to green spaces, such as Bradgate park and Swithland Wood, make it a desirable place to call home.







GROUND FLOOR

You enter the property into a welcoming entrance hallway, finished with wooden laminate flooring that continues seamlessly through the hallway and lounge, creating a cohesive and modern feel. The hallway benefits from two useful storage cupboards, providing excellent practical space. To the right of the hallway is the spacious kitchen diner, fitted with grey stone-effect lino flooring and a range of wooden cupboards complemented by black patterned worktops. The kitchen includes an integrated oven, gas hob with extractor fan, and space for both a washer dryer and dishwasher. A convenient downstairs WC is located off the kitchen, along with a door providing direct access to the garden, making this an ideal space for family life and entertaining. To the left of the hallway is the lounge, a bright and comfortable living space featuring two large windows overlooking the rear garden. An ornamental fireplace structure provides a focal point, while the rear right-hand corner of the room houses the staircase, finished in white wood with a matching handrail, adding character and charm.

FIRST FLOOR

The first-floor landing is carpeted and provides access to two generously sized double bedrooms and the family bathroom. To the right is the primary bedroom, a well-proportioned room with wooden laminate flooring and dual-aspect windows overlooking the rear of the property, offering pleasant views towards the allotments and allowing plenty of natural light. The family bathroom is fitted with stone-grey lino flooring and a white ceramic three-piece suite, comprising a WC, wash basin, and a shower bath with white square tiled surround, creating a clean and modern finish. The second bedroom is also a spacious double, fitted with grey carpet and benefiting from two windows—one to the front of the property and one to the rear—making it another bright and versatile room.

OUTSIDE

The rear garden is a standout feature of the property. L-shaped and generous in size, it is mainly laid to lawn with a tiled pathway running around the house and side gate access. The garden also includes a small cabin, ideal for use as a home office, studio, or hobby space.

Directly outside the kitchen door is a patio seating area, which leads to tiered decking. This area also accommodates a shed and space for a greenhouse, offering excellent options for storage, entertaining, and keen gardeners alike.





Belgrave Close | Sileby | Loughborough

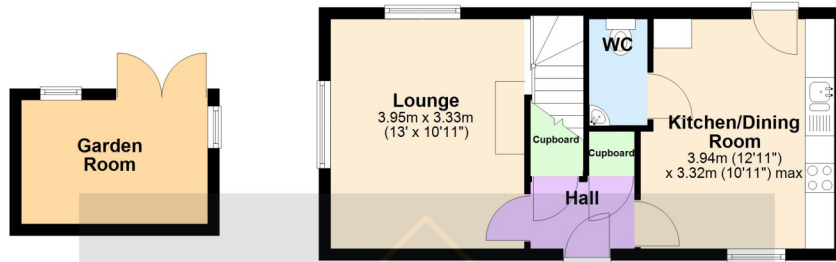
SERVICES

All mains services are available and connected.

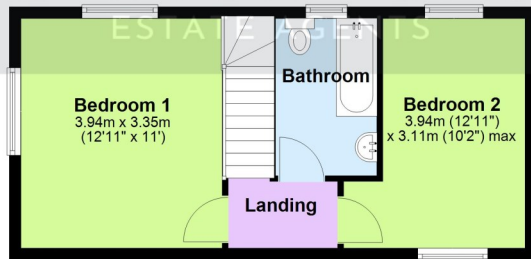
COUNCIL

Charnwood Borough Council. Council tax band B.

Ground Floor
Approx. 34.1 sq. metres (366.8 sq. feet)



First Floor
Approx. 38.1 sq. metres (409.7 sq. feet)



Total area: approx. 72.1 sq. metres (776.4 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 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.








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