



# North Hill Close, Sileby

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Creightons Estate Agents are delighted to present this well-positioned three-bedroom semi-detached family home, occupying a generous corner plot in the highly sought-after village of Sileby. Overlooking a pleasant green, this property offers an ideal setting for comfortable family living.

The accommodation includes three good-sized bedrooms, a spacious kitchen/diner perfect for everyday living and entertaining, a cosy lounge, and a well-appointed family bathroom. Externally, the property benefits from a versatile L-shaped garden, providing excellent outdoor space for relaxing or hosting.

## KEY FEATURES:

Semi-detached three-bedroom family home in the popular village of Sileby

- Three good-sized bedrooms
- Generous corner plot with L-shaped garden
- Overlooks a pleasant green
- Spacious kitchen/diner

Early viewing highly recommended

## 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

Upon entering the property, you are welcomed into an entrance hallway, finished with modern grey carpeting which continues through to the lounge and stairs, creating a stylish and cohesive feel. The hallway provides access to the lounge and a stairwell rising to the first floor.

The lounge is a bright and comfortable space, featuring a front-facing window, grey carpeting, and double doors leading through to the kitchen/diner, offering a flexible layout ideal for family living.

Positioned across the rear of the property, the kitchen/diner offers a generous and practical space, fitted with a range of base and eye-level units, an inset sink with drainer, and space for appliances, including a Rangemaster-style cooker. There is ample room for a dining table, making it perfect for both everyday living and entertaining, along with useful understairs storage. Sliding patio doors lead into the utility room, which provides additional space and plumbing for appliances, as well as access out to the garden.

## FIRST FLOOR

Ascending to the first floor, you will find three well-proportioned bedrooms, all finished with dark grey carpeting, creating a modern and cohesive feel throughout. Bedrooms two and three are positioned to the rear of the property, while the primary bedroom also enjoys a rear aspect. The family bathroom is likewise located at the rear, and is fitted with a white suite comprising a bath with shower over, pedestal wash hand basin, and low-level WC.

## OUTSIDE

The property benefits from a generous L-shaped rear garden, offering excellent outdoor space for a variety of uses. A paved patio area with canopy provides the perfect spot for outdoor seating and entertaining, while the remainder of the garden is mainly laid to lawn. There is also a paved section to the left-hand side, adding further versatility. Side access leads to the front of the property, enhancing convenience and practicality.

To the front, there is a neat garden area laid to lawn, overlooking an attractive green space. A hedge border provides a sense of privacy and enclosure, creating a pleasant and well-defined frontage.





# North Hill Close | Sileby | Loughborough

## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band B.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

### DISCLAIMER

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