



Stevens Road, Sileby

Creightons Estate Agents are delighted to bring to the market this spacious three-double-bedroom detached home in a quiet development, offering the perfect blend of comfort, convenience, and modern living. With generous room sizes, contemporary finishes, and energy-efficient design, it's an ideal choice for buyers seeking a low-maintenance property that's ready to enjoy from day one. The peaceful setting provides a sense of privacy and community, while still being close to essential amenities and transport links. It's a fantastic opportunity for anyone looking to invest in a long-lasting, future-proof home.

KEY FEATURES

- Detached 3 double bedroom home
- Primary with ensuite
- Open plan kitchen/ diner
- Beautifully presented
- Cul-de-sac location
- Driveway
- Converted garage, flexible in uses
- Modern Davidsons Homes development

CREIG
ESTATE

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

The property is entered via a canopied front door into a welcoming hallway with wooden effect flooring, which provides access to the converted garage, the front-facing lounge, and the first floor via the staircase. The former garage has been converted internally and is currently used as a playroom/office, offering excellent flexibility for a variety of needs. If preferred, it could be reinstated as a garage by the new owner. The lounge is a well-proportioned room with a large front window that floods the space with natural light and neutral décor. Double doors connect it seamlessly to the dining kitchen, creating an ideal flow for everyday living and entertaining. Positioned at the rear of the property, the spacious dining kitchen is equipped with a comprehensive range of eye-level and base units, generous work surfaces, central island and integrated appliances including a fridge/freezer, dishwasher, AEG oven and microwave, gas hob, and extractor and decorated with tiled flooring and feature panelling on one wall. A rear-facing window overlooks the garden, while adjacent double patio doors open directly outside, making indoor-outdoor dining effortless. From the kitchen, there is access to the rear garden, a separate utility area offering additional storage and plumbing for appliances, and a convenient downstairs WC fitted with a white low-level WC and wall-mounted wash hand basin, complemented by contemporary part-tiled walls and flooring.

FIRST FLOOR

The first-floor landing leads to three generous double bedrooms, the family bathroom and loft access. Bedroom One enjoys fitted wardrobes and an abundance of natural light thanks to a full-height, front-facing window. It also benefits from its own en-suite, complete with a walk-in shower cubicle, low-level WC and pedestal wash basin.

Bedrooms Two and Three are positioned at the rear of the property and are both well-proportioned doubles, further emphasising the home's suitability for family living. These rooms are served by the family bathroom, which features a four-piece suite including a separate shower cubicle, panelled bath, low-level WC, pedestal wash basin, tiled flooring and a heated towel rail.

OUTSIDE

The property immediately impresses with its tarmac driveway, which leads to the converted integral garage. A neat lawn and mature shrubs create a natural border with the neighbouring property, and a gated side path provides convenient access to the rear garden. The rear garden is predominantly laid to lawn and enjoys a desirable south-easterly aspect. A well-positioned patio offers the perfect spot for outdoor dining or relaxation, while thoughtfully placed trees and shrubs add interest and privacy. A garden shed provides useful storage for tools, equipment, or children's outdoor toys.



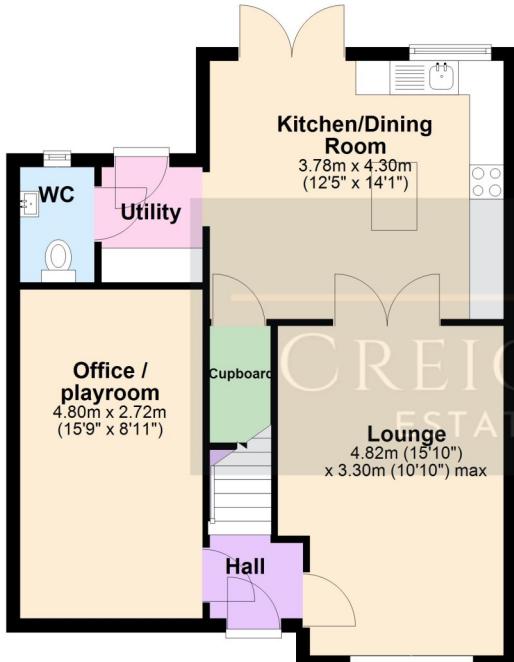
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SERVICES

All mains services are available and connected.

Ground Floor

Approx. 54.2 sq. metres (583.2 sq. feet)



Total area: approx. 100.5 sq. metres (1082.0 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.

7 Stevens Road, Sileby

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.

COUNCIL

Charnwood Borough Council. Council tax band D.

