



Barrow Road, Sileby

Creightons Estate Agents are delighted to present this beautifully maintained, traditional three-bedroom semi-detached home, perfectly positioned on the edge of the charming village of Sileby on the ever-popular Barrow Road. Set on a generous plot and tucked back from the roadside, the property offers excellent kerb appeal along with ample off-road parking and a large, detached garage at the rear of the garden. With extended ground-floor accommodation and a wonderful blend of character, space and everyday convenience, this is an ideal home for family living and is ready to welcome its next owners.

Key Features

- Traditional three-bedroom semi-detached home
- Beautifully presented throughout
- Generous plot set back from the road
- Extended ground-floor accommodation
- Utility area
- Convenient ground-floor WC
- Large detached garage and store with flexible uses
- Private and secure rear garden
- Ample off-road parking
- Internal viewing strongly recommended

LOCATION

Situated on the ever popular Barrow Road. 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 via the open porch, you step through the solid wood front door with glass side panels that allow plenty of natural light to filter through. The welcoming hallway features neutral décor, a radiator, stairs rising to the first floor, and attractive flagstone flooring. From here, a doorway leads into the spacious front-facing dining room. This inviting space enjoys a large bay window overlooking the front of the property, a feature fireplace with a rustic, characterful timber mantel, elegant wood flooring and wall lights that add warmth and ambience.

A further doorway opens into the cosy reception area, continuing the same wooden flooring and offering another charming feature fireplace with a rustic wooden mantel. This room flows seamlessly into the extended kitchen-dining area at the rear. The kitchen has been thoughtfully designed with a range of wooden shaker-style base and wall units, complementary black worktops, spotlights and two ceiling skylights that enhance the natural light. The flagstone flooring continues through this space, which also includes a black gas range with extractor, an integrated dishwasher, space for a fridge-freezer and patio doors leading out to the rear patio.

The kitchen also provides access to the utility area, fitted with a second sink, additional storage, space for appliances, matching flagstone flooring, a rear garden door and access to

FIRST FLOOR

The staircase to the first floor is fitted with a neutral cream carpet, complemented by a wooden banister, with the same carpeting continuing throughout all upstairs bedrooms to create a cohesive and modern feel.

The landing provides access to three bedrooms and the family bathroom. Positioned at the rear of the property, the family bathroom is finished with white square floor tiles, brown half-height wall tiles, and cream tiles above. It is fitted with a white ceramic wash basin set within a vanity unit, a WC, and a bath with overhead shower, along with a wall-mounted heated towel rail for added comfort.

Also located at the rear of the property, the primary bedroom is a well-proportioned double featuring a large window overlooking the rear garden, allowing for plenty of natural light. The room also benefits from a large fitted wardrobe.

To the front of the property are bedrooms two and three. Bedroom two is a spacious double room with a large bay window overlooking the front aspect and includes two fitted wardrobes, providing ample storage. Bedroom three also enjoys a front-facing window, bringing in good natural light, and is ideally suited as a home office, nursery, or single bedroom.

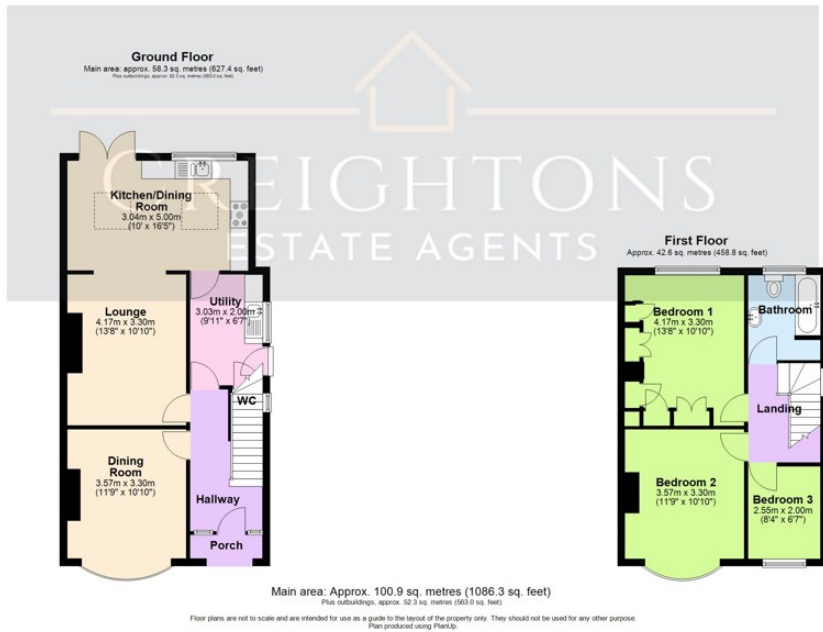
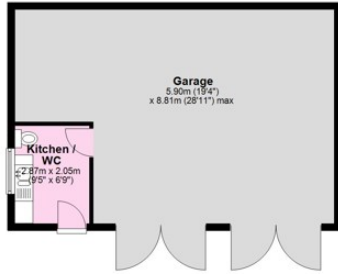
OUTSIDE

The rear garden is a real highlight, private, secure and thoughtfully designed for both relaxation and entertaining. A patio sits just outside the property, creating an ideal spot for outdoor dining, while the garden itself is mainly laid to lawn and features raised flower and vegetable beds, a well-placed decked seating area and a gravelled pathway leading to the detached garage and store, with mezzanine level, complete with toilet and sink facilities. The space is framed by a variety of vibrant shrubs and greenery, offering colour and interest throughout the seasons.





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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 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.





