



SEAGRAVE ROAD | SILEBY

Creightons Estate Agents are delighted to present this beautifully extended four-bedroom semi-detached family home, thoughtfully upgraded throughout and designed for modern living across three spacious floors. Offering generous accommodation, two versatile reception rooms, a bright garden room, and an extensive rear garden ideal for entertaining, this property provides the perfect setting for a growing family. A viewing is highly recommended to fully appreciate the quality, space, and lifestyle this impressive home has to offer.

KEY FEATURES:

- Extended Semi-detached family home in the popular village of Sileby
- Four good sized bedrooms over three floors
- Extensive rear garden
- Flexible, bright garden room
- Driveway parking for two vehicles
- Large external store room
- Excellent potential to extend (STPP)
- 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 through a charming porch featuring original green and pink floral wall tiles and distinctive orange-toned tiled flooring, along with a glass panel displaying the house name 'Hill Crest'. Inside, the hallway with wood-effect laminate flooring leads to the staircase via an elegant archway with decorative trim. To the left, the main living room is filled with natural light from a large bay window and features grey wood-effect laminate flooring and a characterful brick fireplace recess. Sliding doors open to a second versatile reception room with a black cast iron fireplace, wooden mantelpiece, decorative wall panelling and coving. To the rear sits the kitchen, fitted with black and white tiled flooring, wooden base and wall cabinets, beige patterned worktops, space for appliances, and a useful understairs pantry, with a breakfast bar overlooking the bright garden room. The garden room features a high ceiling, continued black and white flooring and French doors opening onto the patio, creating a lovely space to relax while enjoying views of the garden.

FIRST FLOOR

The staircase to the first floor is fitted with patterned carpeting, creating a warm and inviting approach to the upstairs accommodation. At the rear of the property is the fourth bedroom, a well-proportioned single room with soft grey carpeting, a slightly angled ceiling, and pleasant views over the garden. Adjacent is the family bathroom, fitted with a white wash basin, WC, and bath with overhead electric shower, complemented by beige tiled surround. The third bedroom is a generous double overlooking the rear garden with wood-effect laminate flooring, while to the front of the property is a very spacious double bedroom featuring three windows providing plenty of natural light, original wood flooring, a fitted wardrobe, and a decorative picture rail that adds character.



SECOND FLOOR + OUTSIDE

The second floor is dedicated to the impressive primary bedroom, accessed via the staircase from the first-floor landing. This generous double room enjoys lovely views over the rear garden and benefits from a built-in storage cupboard above the stairs. Externally, the property offers a stone-covered driveway to the front providing off-road parking for a couple of vehicles, along with gated side access leading to the rear garden. The rear garden features a patio area directly outside the property, ideal for outdoor seating and entertaining, as well as a large outdoor storage room. Steps lead down to a lower level which is mainly laid to lawn, creating a long and spacious garden with plenty of room for families, gardening, or relaxing outdoors.



SEAGRAVE ROAD | SILEBY | LOUGHBOROUGH

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band C.



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.





