



CREIGHTONS
ESTATE AGENTS
FOR SALE
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Herrick Close, Sileby

Creightons Estate Agents are delighted to present this beautifully extended four-bedroom detached family home, ideally positioned within a quiet cul-de-sac and enjoying attractive field views to the rear. Offering spacious and versatile accommodation throughout, this home is perfectly suited to modern family living.

KEY FEATURES

- Quiet cul-de-sac position with field views
 - Four bedrooms (three doubles and one single)
 - Ensuite to the primary bedroom plus family bathroom
 - Extended open-plan kitchen, dining and living space
 - Additional snug / home office to the front
 - Downstairs WC and separate utility room
 - Driveway providing off-road parking for two vehicles
 - Integral garage
 - Built in 1999

LOCATION

Sileby is a particularly well serviced Charnwood village situated around a traditional village centre and offers extensive local facilities including popular pubs and shops. The village is particularly well placed for fast access to Loughborough and Leicester and the M1 at Markfield. Local beauty spots include Swithland Reservoir and Bradgate Park.





THIS IS OUR HAPPY PLACE

KET-LE
FEET I



GROUND FLOOR

A bright and welcoming entrance hallway features wooden laminate flooring, spotlights, and an internal window through to the lounge. There is access to the integral garage and main living areas.

To the front, a versatile snug with an arched window and built-in seat offers the perfect space for a home office, playroom or second lounge. A downstairs WC and separate utility room with fitted storage and side access add practicality.

The rear of the property showcases a stunning open-plan kitchen, dining and living space (completed in 2021). The contemporary L-shaped kitchen includes matte white units, wooden worktops, a navy island with breakfast bar, Belfast sink, and integrated appliances. Skylights and bi-fold doors flood the space with natural light, while the lounge area provides a perfect setting for relaxing and entertaining.

FIRST FLOOR

The first floor offers four bedrooms, all finished with grey carpeting.

At the front is a small double bedroom with fitted storage, alongside the spacious primary bedroom with fitted wardrobes and a modern ensuite featuring a double shower.

To the rear are a further double bedroom with fitted wardrobes and a single bedroom, both enjoying field views. The family bathroom is fitted with a contemporary suite including a bath with tiled surround, wash basin and WC.

OUTSIDE

The rear garden offers a pleasant and private outdoor space, backing directly onto open fields. A patio area sits immediately outside the bi-fold doors, creating the perfect setting for outdoor dining and entertaining, while the remainder of the garden is laid to lawn.





Herrick Close, Sileby, Loughborough



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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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.

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





