



# Homefield Road, Sileby,

Creightons Estate Agents are delighted to present this semi-detached home, showcasing a classic and well-maintained exterior. Occupying a generous corner plot, the property has been thoughtfully extended across both the ground and first floors, creating an impressive amount of versatile living space, ideal for a growing family or a couple who work from home.

## KEY FEATURES

- Extended property on corner plot
- Recently refurbished kitchen
- Four bedrooms
- Primary with fitted storage
- Single garage and off-road parking with electric car point
- Convenient downstairs w.c.
- Modern re-fitted shower room
- Solar panels for reduced energy bills
- Low maintenance rear garden
- 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

The ground floor is entered via a front door with side glass panels, allowing natural light to fill the hallway. From here, you have access to the spacious front-facing lounge, a useful storage cupboard, and the staircase to the first floor. The generously sized lounge features a large bay window and a central feature fireplace and leads through to the rear kitchen/breakfast room. This well-appointed space offers a range of modern grey base and wall units, a breakfast bar island, tiled flooring and splashbacks, space for several appliances, and integrated fridge-freezer, double oven, hob, and extractor fan. Ceiling spotlights and two windows provide excellent natural and ambient light. Additional storage is available beneath the stairs, and an arched doorway leads into the inner hallway, giving access to the dining room, study, downstairs WC, and a side door to the exterior. The study, positioned at the rear of the home, enjoys views over the garden, while the dining room overlooks the front and features dado rails and coving. The downstairs WC has been recently refitted with stylish feature tiling, a white low-level WC, and a wash hand basin set within a grey gloss vanity unit.

## FIRST FLOOR

The clean, neutrally decorated landing provides access to four well-proportioned bedrooms, the family shower room, loft access, and useful storage over the stairs. The exceptionally spacious primary bedroom spans the full width of the later-added extension and features a Velux window along with fitted storage within the eaves. Bedrooms two and four are positioned at the front of the property with pleasant views over the road, while bedroom three sits at the rear, enjoying outlooks across the garden and beyond. The recently refurbished family shower room has been finished to a high standard, offering a contemporary and streamlined layout. Dual frosted windows allow generous natural light while maintaining privacy, and full-height tiling enhances the modern aesthetic. The space includes a concealed cistern WC, a vanity-mounted wash basin, a walk-in shower with curved glass screen, and a heated chrome towel rail, creating a stylish and practical setting.

## OUTSIDE

The front of the property is laid to lawn with a pathway leading to the front door. Sitting on a generous corner plot, it benefits from off-road parking with electric car charging point, that leads to a single garage, accessible from the side of the home. From here, gated access opens into the hard-landscaped, low-maintenance rear garden, which is mainly laid to patio with additional block-paved areas, raised borders, and pots adding a touch of greenery.

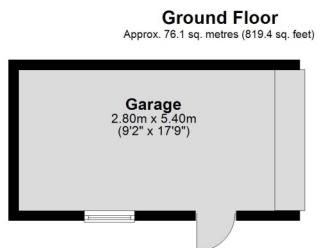




# Homefield Road, Sileby, Loughborough

## SERVICES

All mains services are available and connected.



92 Holmfield Road, Sileby

## COUNCIL

Charnwood Borough Council. Council tax band C.

Score	Energy rating	Current	Potential
92+	A		82 B
81-91	B		77 C
69-80	C		
55-68	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.



