



Whitehead Close, Sileby

Creightons Estate Agents are delighted to present this well-positioned three-storey family home, ideally located within easy reach of the village centre. Offering generous and versatile living across four bedrooms and two bathrooms, this property is perfectly designed for modern family life. The open-plan dining kitchen and spacious lounge create an inviting hub for everyday living and entertaining. With its flexible layout and excellent location, this home presents an outstanding opportunity for growing families.

KEY FEATURES

- Spacious three-storey, four-bedroom semi-detached home
- Modern kitchen-diner with integrated appliances and French doors to the garden
- Stylish lounge with fireplace and rear-facing views
- Three well-proportioned bedrooms plus a single room on the top floor
- Jack and Jill en-suite shared between two bedrooms
- Contemporary family bathroom and convenient downstairs W.C.
- Low-maintenance rear garden with patio and side access

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

You're welcomed into a spacious and inviting hallway featuring warm wooden flooring that sets the tone for the rest of the home. Tucked neatly beneath the stairs is a convenient W.C., maximising practicality without compromising on style. At the rear of the property, the hallway leads into a beautifully designed kitchen-diner, thoughtfully laid out for modern living. The kitchen boasts integrated appliances including a fridge-freezer, gas hob, oven, and dishwasher, along with space for a washer/dryer. A sleek matt-black sink adds a contemporary touch, perfectly complementing the beige cabinetry finished with grey metal handles. Marble-effect countertops and grey stone floor tiles create a cohesive and elegant look, while glossy white tiles form a clean and stylish backdrop. Additional built-in storage sits to the far right of the kitchen, matching the cabinetry for a seamless finish. Completing the space, French doors open out onto the rear patio, filling the room with natural light and providing an effortless flow to the outdoor area, ideal for everyday living and entertaining.

FIRST FLOOR

The first floor is finished with soft grey carpeting throughout, creating a warm and cohesive feel as you reach the generous landing. The first room you encounter is the lounge, a bright and inviting space featuring glass double doors overlooking the rear garden, complemented by an attractive fireplace that adds both charm and comfort. Further along the landing, the family bathroom offers a practical three-piece suite and is fully tiled in a neutral beige tone, providing a clean and timeless look. Completing this floor is a well-proportioned double bedroom positioned at the front of the property, enjoying natural light from a front-facing window and offering ample room for furnishings.

SECOND FLOOR

The top floor is fully fitted with soft grey carpets, creating a comfortable and cohesive feel throughout. At the top of the stairs sits a well-sized single bedroom overlooking the rear garden, perfect for a child's room, home office, or guest space. Adjacent to this is a small double bedroom with access to the Jack and Jill en-suite, which is shared with the primary bedroom. The spacious primary bedroom is positioned at the front of the property and features a double fitted wardrobe, offering excellent built-in storage along with pleasant views to the front elevation. Together, the three bedrooms provide flexible living options ideal for families, guests, or those working from home.

OUTSIDE

The property benefits from a low-maintenance rear garden, featuring a patio area directly accessed through the French doors from the kitchen-diner — perfect for outdoor dining





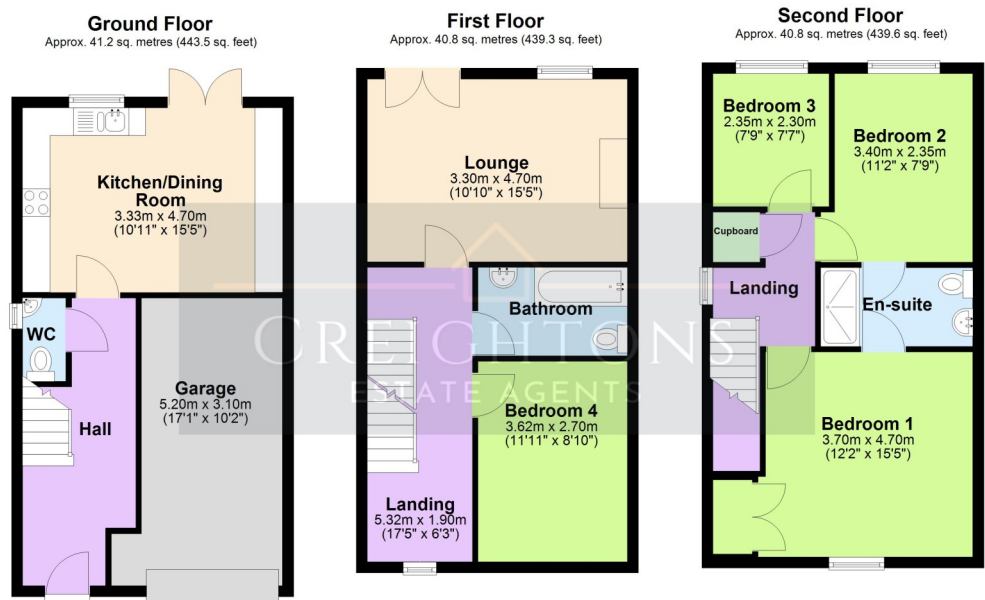
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band D.



Total area: approx. 122.9 sq. metres (1322.4 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 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.





