



# Parkinson Close, Sileby

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Creightons Estate Agents are thrilled to present this exceptional three-bedroom detached home in the ever-popular village of Sileby, built in 2022 by Miller Homes. This modern property offers the perfect blend of contemporary design and comfort, with well-planned living space, quality finishes, and a peaceful yet well-connected location. We're delighted to bring this beautifully maintained home to market and look forward to helping the next owners make it their own.

## KEY FEATURES

- Immaculate condition
- 3 bedroomed detached family home
- Primary bedroom with ensuite
- Cul-de-sac location
- Tiverton home type set on Highgrove Fields estate
- New build in 2022, still with NHBC guarantee
- Ample driveway and single garage
- Private, non-overlooked 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 entrance hallway provides a bright and welcoming first impression, enhanced by sleek modern vinyl flooring that is both stylish and easy to maintain. From here, the staircase rises to the first floor, while internal doors lead to the spacious front-facing lounge, the contemporary dining kitchen, and a convenient downstairs WC. The WC is tastefully finished with a wall-mounted hand basin and a low-level WC, making it ideal for guests. At the front of the home, the generously sized lounge features neutral décor and a large picture window that fills the room with natural light. Ceiling spotlights add to the calming atmosphere, creating a perfect space for relaxing or entertaining. Positioned at the rear, the impressive dining kitchen is designed with modern living in mind. It offers light grey base and wall units, a central island, and complementary grey worktops. Integrated appliances, including a washer/dryer, dishwasher, fridge freezer, oven, gas hob, extractor fan, and boiler, provide seamless functionality, with ample room for a dining table. French doors open directly onto the private rear garden, making this an ideal setting for alfresco dining or hosting family and friends. Practicality is further enhanced by a generous understairs storage cupboard, perfect for keeping everyday essentials neatly tucked away.

## FIRST FLOOR

The first-floor landing, fitted with luxurious light grey carpet, leads to three well-presented bedrooms, the family bathroom, a practical storage cupboard, and provides access to the loft. The spacious principal bedroom is positioned at the front of the home and features a built-in wardrobe along with a pristine ensuite. The ensuite includes a large walk-in shower with contemporary grey wall tiles, a white low-level WC, and a wall-mounted wash hand basin, all immaculately maintained. Bedrooms two and three are located at the rear, enjoying pleasant views over the garden. Bedroom two offers a generous double, while bedroom three provides a comfortable single, both finished with clean, neutral décor. Completing the floor is the family bathroom, fitted with a modern white three-piece suite comprising a bath with electric shower and screen, a white low-level WC, and a wall-mounted basin. Easy-care vinyl flooring adds a practical finishing touch.

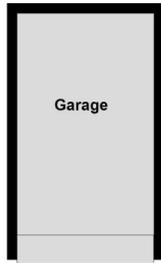


## OUTSIDE

Tucked away on a peaceful cul-de-sac, this home benefits from a low-maintenance front garden finished with slate chippings, a paved pathway to the entrance, and a driveway leading to a single garage. Gated side access opens into the private rear garden, which is mainly laid with artificial lawn for year-round ease. A well-positioned patio area creates an inviting spot for outdoor dining,



# Parkinson Close | Sileby | Loughborough



**Ground Floor**  
Approx. 56.9 sq. metres (612.4 sq. feet)



**First Floor**  
Approx. 41.9 sq. metres (451.0 sq. feet)



Total area: approx. 98.8 sq. metres (1063.4 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.

3 Parkinsons Close, Sileby

## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band D.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
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.





