



# Gray Lane | Sileby

## KEY FEATURES

- Stylish three-bedroom semi-detached home
- Recently renovated kitchen (2023)
- Downstairs WC
- Conservatory overlooking the rear garden
- Neutral décor and modern flooring throughout
- Recently replaced windows and radiators
- Driveway and side access
- Early viewing highly recommended

## LOCATION

Sileby is a popular village offering an excellent balance of village charm and modern convenience. Situated along the River Soar, the village benefits from scenic walks, a strong community feel, and a variety of local amenities including shops, pubs, schools, and leisure facilities. With great transport links to Leicester and Loughborough, along with easy access to surrounding countryside and beauty spots such as Bradgate Park and Swithland Wood, Sileby remains a highly desirable place to call home.







## GROUND FLOOR

The property is entered via a welcoming entrance hall, finished with neutral wooden laminate flooring that flows throughout the entire ground floor, creating a cohesive and contemporary feel. To the left is a convenient downstairs WC, fitted with a ceramic toilet and wash hand basin, complemented by a white tiled backsplash behind the sink.

To the right, the beautifully presented kitchen is positioned at the front of the property and enjoys views over the front elevation. Completely redesigned in 2023, the kitchen features white marble quartz worktops, matte navy base units and dusk grey matte wall units, all finished with elegant gold hardware. Further highlights include a sink with gold tap, integrated fridge freezer, built-in wine rack, integrated oven, gas hob, space for a washer/dryer, and stylish white ceramic tiled splashbacks with contrasting dark grey grout. A breakfast bar with a solid wooden worktop provides additional seating and is enhanced by attractive open shelving above. A side door from the kitchen offers direct access to the driveway.

The lounge is located at the rear of the property and continues the wooden laminate flooring. This inviting space features a striking wooden panelled feature wall and a gas fire with marble-effect tiled surround and a white high-gloss fireplace. There is also a useful understairs storage cupboard. From the lounge, double doors lead into the conservatory.

The conservatory provides a bright and versatile additional living space, finished with white tiled flooring and offering direct access into the rear garden, making it ideal for dining, relaxing, or entertaining.



## FIRST FLOOR

The staircase features a stylish patterned stair runner, leading to the first-floor landing which is fitted with mid-grey carpeting throughout.

There are three well-proportioned bedrooms. The main bedroom overlooks the rear garden and offers space for a double bed and wardrobes, enhanced by attractive sage green panelling. The second bedroom is also a double and is positioned at the front of the property. The third bedroom is a single room overlooking the rear garden, ideal for a child's bedroom, home office, or dressing room.

The family bathroom is finished to a modern standard, featuring marble-effect wall tiling to half height, grey patterned floor tiles, a bath with shower over, wash hand basin, and low-level WC, all complemented by silver hardware.

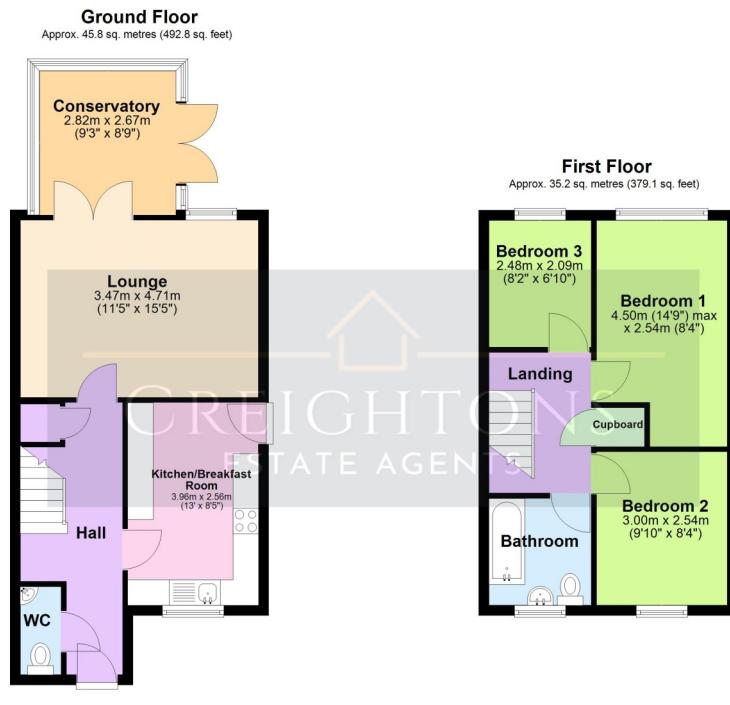
## OUTSIDE

To the front, the property benefits from a driveway providing off-street parking, with a grey side gate offering secure access to the rear garden.

The rear garden is well maintained and features a slabbed patio area with solid wooden edging, perfect for outdoor seating and entertaining. The remainder of the garden is laid to lawn, providing a pleasant and private outdoor space.



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17 Gray Lane, Sileby

## DISCLAIMER

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## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band B.

Score	Energy rating	Current	Potential
92+	A		84 B
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



