





# Southfield Avenue, Sileby

---

Creightons Estate Agents are excited to bring to the market this beautifully maintained gable-fronted detached home, offering generous living space, a bright and welcoming layout, four bedrooms and a superb rear garden, making it an ideal setting for family life. Situated in the popular village of Sileby, this superb family home offers space, style and practicality in equal measure.

## KEY FEATURES

- Detached, four bed roomed home
- Primary with en-suite
- Dining Kitchen with utility
- Downstairs w.c.
- Driveway and garage
- Spacious proportions
- Excellent condition
- Approx. 5 years remaining on NHBCW
- Early viewing 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

Inside, the spaciously proportioned reception hall sets the tone with its warm wooden effect flooring and natural light, offering a welcoming entrance and access to the central staircase, living room, kitchen/dining area, and downstairs cloakroom. The cloakroom is fitted with a white low-level WC and pedestal wash hand basin, with easy-to-maintain wood-effect flooring. The living room is a comfortable, light-filled space with French doors opening onto the garden and a front-facing window. Neutrally decorated, it provides a blank canvas for the new owner to personalise. At the heart of the home is a sleek, contemporary kitchen and dining area, thoughtfully designed for modern living. A one and a half bowl stainless steel sink and drainer, and crisp cream cabinetry is paired with glossy black worktops and a striking subway, tiled splashback, creating a stylish finish. A central island adds extra prep space and storage, while an integrated fridge freezer and space for other appliances including a stainless-steel range complete the look. From here, a separate roomy utility room offers additional storage, space for appliances, understairs storage and convenient access to the rear garden.

## FIRST FLOOR

Upstairs, the large landing with window providing views of the rear aspect, leads to four well-proportioned bedrooms, family bathroom, storage cupboard and provides loft access. The main bedroom with window to the front elevation, enjoys its own en-suite shower room. This shower room features a walk in shower cubicle, low level wc, pedestal hand basin, chrome heated towel radiator and floor to ceiling tiling, while the remaining three modernly decorated bedrooms are served by a contemporary family bathroom, featuring a white bath with shower over and screen, a low level wc, a pedestal was hand basin, heated towel rail and floor to ceiling feature tiles.

## OUTSIDE

Outside, the property continues to impress, offering instant kerb appeal with its charming picket fence and front garden laid mainly to lawn. A driveway provides off-road parking and leads to the single garage, complete with power, lighting and gated side access to the rear. The rear garden has been beautifully landscaped to create a peaceful, private haven ideal for both relaxing and entertaining. A generous porcelain patio offers the perfect spot for outdoor dining, with decorative screen dividers, while the neat lawn beyond provides space for play or planting. Decorative gravel borders, raised beds and timber fencing complete the space, ensuring both style and privacy.









# Southfield Avenue, Sileby, Loughborough

## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band D.



Score	Energy rating	Current	Potential
92+	A		93 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.









