



Brick Kiln Road, Sileby

Creightons Estate Agents are delighted to introduce this deceptively spacious three-bedroom detached 'Elder' style home, set on Brick Kiln Road within the sought-after Millbank Place development in Sileby. Built by builders 'Elemento' the property enjoys a peaceful position while remaining just a short walk from the village's vibrant centre, the property offers the perfect balance of convenience and tranquillity. Immaculately presented and beautifully maintained, this turn-key home provides flexible living accommodation that blends comfort with a touch of elegance. Ideal for families or couples seeking additional space, it's a property ready for its next chapter.

KEY FEATURES

- Deceptively spacious three-bedroom detached home
- Main bedroom with contemporary ensuite
- Modern dining kitchen with separate utility room
- Downstairs WC
- Just over two years old and still within its ICW warranty
- Off-Road parking and detached garage
- Electric car charging point
- Hive smart heating system
- Offered with no onward chain

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 property is entered via a south-west facing front door, allowing natural light to pour into the bright and airy hallway. This welcoming space features Karndeian wood-effect flooring and provides access to the downstairs WC, the front-facing sitting room, the staircase to the first floor and a useful understairs storage alcove. The ground floor WC is finished with the same Karndeian flooring and includes a white low-level WC and a wall-mounted wash hand basin. The front-facing sitting room enjoys a large window that floods the room with light, complemented by light grey carpeting and neutral décor. From here, a doorway leads into the stunning kitchen-diner at the rear of the property. This impressive space features navy shaker-style base and wall units, a central island, marble-effect work surfaces, integrated dishwasher, fridge-freezer, Indesit oven, induction hob and extractor fan. The Karndeian flooring continues throughout, while both patio doors and a rear window provide lovely views over the garden. There is ample space for a dining table, and the kitchen also offers access to the separate utility room, which provides further appliance space and houses the Vaillant boiler.

FIRST FLOOR

The impressive galleried first-floor landing enjoys dual-aspect windows, neutral décor and light grey carpeting, creating a bright and welcoming space. From here, there is access to all three bedrooms, the family bathroom and the loft. Bedroom one is a generous double positioned at the front of the home, featuring stylish fitted wardrobes and its own contemporary ensuite shower room, complete with walk-in shower cubicle, wash hand basin, low-level WC, heated towel radiator and modern grey wall and floor tiling. Bedroom two is also a double and sits at the rear of the property, while bedroom three, currently used as a home office, offers flexibility for use as a child's bedroom, guest room or hobby space. Both rooms are finished with light grey carpeting and neutral décor. These bedrooms are served by the modern family bathroom, fitted with a bath with shower over and screen, low-level WC, wash hand basin, heated towel radiator and modern grey tiling.

OUTSIDE

The property enjoys strong kerb appeal, with a neatly maintained frontage featuring a lawn, bark-topped borders and a central pathway. The block-paved driveway sits to the side of the home, offering low-maintenance parking and is already wired for an electric vehicle charging point. This leads to a spacious detached garage, ideal for storage or secure parking. Gated access opens into the rear garden, which is enclosed by walls to two sides and designed for easy outdoor living. It includes a patio area, a lawn and a contemporary decked seating space, creating a modern and versatile setting for relaxing or entertaining.





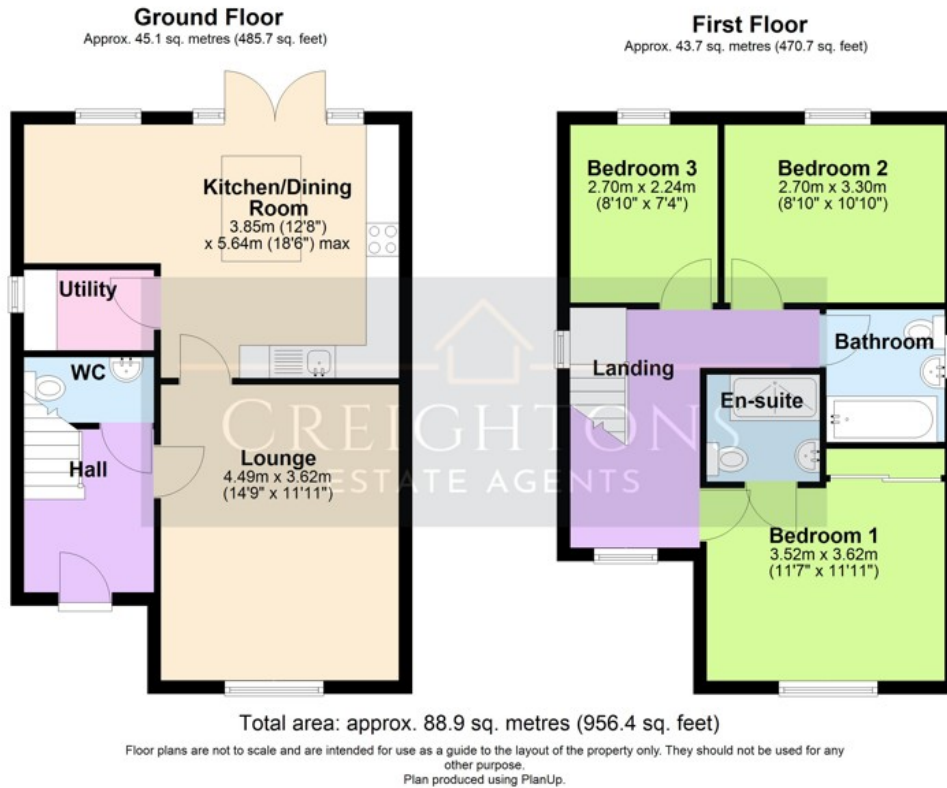
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band D.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 94 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.





