



Heathcote Drive, Sileby

Creightons Estate Agents are pleased to present this immaculate three double-bedroom detached home, superbly situated in a quiet cul-de-sac location off the main Heathcote Drive in Sileby. This 'turnkey' property embodies modern family living, combining contemporary design with practical functionality. With its thoughtfully designed layout and high-quality finishes, this home offers a comfortable and stylish living space, ideal for families seeking a blend of tranquillity and convenience.

KEY FEATURES:

- Immaculately presented
- Modern open plan kitchen/ diner
- Convenient downstairs WC
- 3 Double bedrooms
- Recently refurbished throughout
- Integral garage and parking
- Tranquil location
- Internal viewing highly recommended to appreciate the accommodation on offer

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 spacious entrance hallway sets the tone for this beautifully designed home, offering access to a contemporary downstairs W.C., convenient understairs storage, an impressive open plan kitchen/dining area to the left, and a welcoming sitting room to the right, which in turn leads through to the office/dining room. A central staircase rises to the first floor, creating a seamless flow throughout the property. The sitting room enjoys patio doors opening onto the rear garden, allowing natural light to pour in and complementing the stylish, modern décor. Wooden flooring, a feature fireplace and coving add character, while the adjoining office, equally suited as a formal dining room, offers valuable flexibility. The downstairs W.C. is fitted with a sleek white low level WC and wash hand basin set within a vanity unit, finished with neutral, contemporary styling. A standout feature of the home is the open plan kitchen/dining area, boasting dual aspect windows overlooking the front elevation and bi-fold doors leading to the beautifully private, non overlooked rear garden. Additional light streams in through Velux roof windows and spotlights, enhancing the bright, airy feel. The kitchen itself is fitted with elegant grey gloss wall and base units, including breakfast bar area, paired with a stylish Corian worktop and high quality integrated appliances, including a double oven, double hob, extractor fan, microwave, dishwasher, sink, fridge freezer, washing machine and wine chiller. Neutral décor, grey subway wall tiling, tiled flooring and a modern vertical designer radiator complete the space

FIRST FLOOR

The first floor landing leads to three generously sized double bedrooms, a beautifully presented family bathroom and a useful storage cupboard housing the boiler. The primary bedroom enjoys views over the front elevation and is tastefully styled with feature panelling. The second bedroom, also a spacious double, benefits from fitted wardrobes, while the third double bedroom features attractive wood panelling, adding warmth and character. The family bathroom is elegantly finished with a white three piece suite comprising a low level WC, modern vanity unit with wash hand basin, and an L shaped bath with overhead shower and screen. Contemporary wall tiling and wood effect flooring, heated towel radiator and loft access complete the room, creating a sleek and sophisticated feel.



OUTSIDE

Tucked away on a peaceful cul-de-sac, this home enjoys a beautifully kept front garden, complete with a block-paved pathway and a smart slated area with thoughtfully placed shrubs, creating an inviting first impression. A two-car driveway provides convenient off-road parking and leads to an integral single garage, with gated side access opening into the private rear garden. The rear garden is just as well cared for, mainly laid to lawn and enhanced by raised flower beds, an expansive patio, a wooden gazebo, and a useful shed. Mature plants and shrubs frame the space, offering a tranquil and versatile outdoor retreat ideal for relaxing or entertaining.



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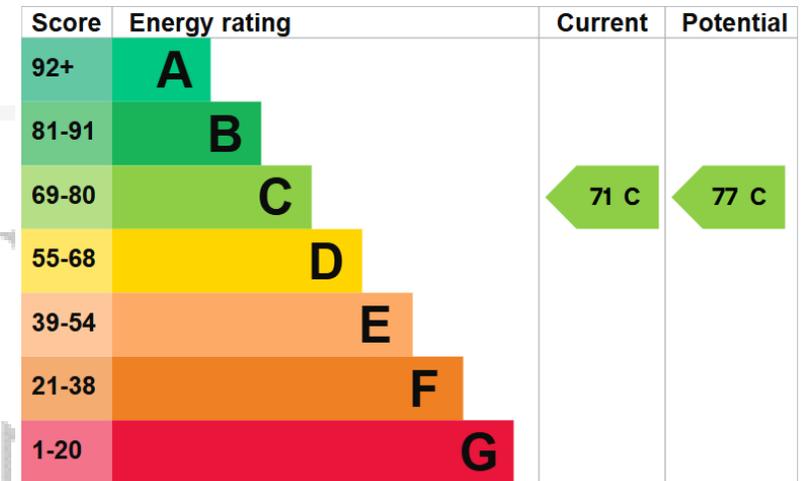
SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band D

FLOORPLAN TO FOLLOW



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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