



Brook Street | Sileby

KEY FEATURES:

- Modern town house
- Two double bedrooms
- Ground floor WC
- Spacious living room
- Central Village Location
- Allocated parking
- Ideal First Time Purchase

Property description

This immaculately presented two-bedroom mid terraced home is situated on Brook Street in the ever-popular village of Sileby, Leicestershire. Tastefully maintained throughout, the property offers a superb opportunity for first-time buyers, downsizers, or buy-to-let investors looking for a home that is ready to move into. With generously proportioned rooms, a practical layout, and a stylish, low-maintenance garden, this home combines comfort and convenience in a desirable residential location. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.

LOCATION

Brook Street is located within easy walking distance of Sileby's village centre, which offers a wide range of everyday amenities including supermarkets, cafes, pubs, schools, and healthcare facilities. The village also benefits from Sileby Train Station, providing regular direct services to Leicester, Loughborough, and beyond ideal for commuters. Sileby offers excellent road links, with nearby access to the A6, A46, and M1 motorway, making travel by car both convenient and efficient. The village is surrounded by attractive countryside and is just a short drive from well-known beauty spots such as Bradgate Park, Mountsorrel Quarry, and Swithland Reservoir, offering leisure opportunities for walkers, cyclists, and families.







GROUND FLOOR

The property is approached via a neatly maintained frontage, leading into a welcoming entrance hallway that provides access to the front-facing kitchen, the rear living room, a convenient ground-floor WC, and the staircase rising to the first floor. The WC enjoys natural light from an obscured front window and is fitted with a white pedestal wash hand basin and low-level WC. The bright and generously sized living room forms the heart of the home, offering excellent space for both relaxation and entertaining. Large rear windows and French doors allow natural light to pour in, creating an airy and inviting atmosphere while offering direct access to the garden—ideal for summer gatherings or simply enjoying the outdoors year-round. Thoughtful built-in storage cupboard beneath the staircase helps keep the room clutter-free, and the versatile layout accommodates a range of furniture arrangements, from a cosy seating area to a more sociable family setup, finished with laminate wood flooring. Situated at the front of the property, the kitchen is an attractive and highly practical space designed with everyday living in mind. It features a comprehensive range of white gloss wall and base units providing ample storage, complemented by generous worktop space for meal preparation. A built-in oven and gas hob offer reliable cooking facilities, with additional space available for further appliances. A large front window fills the room with natural light, enhancing the warm and homely feel while maintaining excellent functionality.

FIRST FLOOR

The first-floor landing provides access to two double bedrooms and the family bathroom. The main bedroom, positioned at the front of the home, spans the full width of the property and offers a spacious, restful retreat. It comfortably accommodates a double bed and additional furniture, with plenty of room to move around. Useful built-in wardrobe is also included. Large front-facing windows allow natural light to pour in, creating a bright, calm and inviting atmosphere ideal for unwinding at the end of the day. The second bedroom overlooks the peaceful rear garden, offering a quiet and private setting. It is generously proportioned and versatile, making it suitable as a guest room, children's bedroom or a comfortable home office. Its size allows for a variety of furniture layouts, including beds, desks or wardrobes, depending on household needs. The family bathroom is a modern, well-appointed space finished with neutral tiling and contemporary fittings. It features a white three-piece suite comprising a bath with overhead shower, pedestal wash basin and low-level WC, providing both practicality and comfort for everyday use.

OUTSIDE

The front of the property features a neat and well-maintained frontage, complete with a charming picket fence and steps leading up to the canopied front door. The rear garden is fully enclosed and thoughtfully designed, with fencing providing both privacy and security. It is laid mainly to lawn, complemented by a full-width patio area that offers an ideal space for outdoor dining or relaxing. Parking is available on-street in the lay-by at the front of the property on a first-come, first-served basis, with the added benefit of one allocated parking spaces to the rear. This combination of private and on-street options ensures excellent convenience for both residents and visitors.





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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band A.



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