



BEDROOMS

4

BATHROOMS

1

RECEPTION ROOMS

2

COUNCIL TAX

C

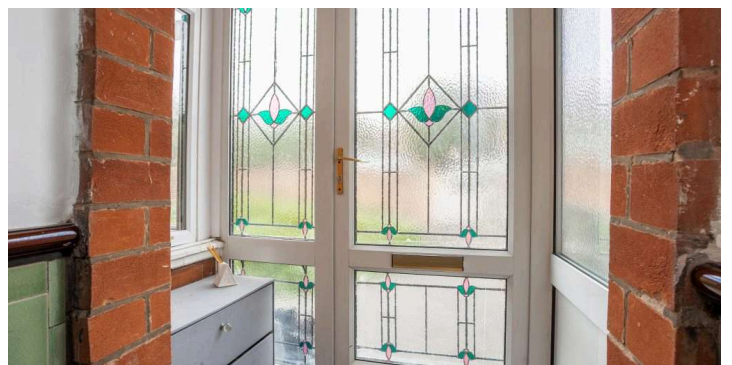
KEY FEATURES

- Traditional Edwardian semi-detached home
- Three well proportioned bedrooms and a stylish family bathroom
- Two inviting reception rooms and a generous breakfast kitchen
- Separate utility area
- Versatile second floor studio/store room
- Driveway, garage and a large rear garden
- Useful cellar providing additional storage
- Viewing highly recommended to appreciate the space and character

PROPERTY OVERVIEW

Creightons Estate Agents are delighted to present this traditional Edwardian semi-detached home, perfectly positioned on the edge of the popular village of Sileby. This charming property offers four well-proportioned bedrooms, beautiful period features and generous living space throughout. Outside, you'll find a driveway, garage (accessed from Albert Avenue) and a versatile studio/workshop, ideal for anyone needing a dedicated work-from-home area or creative space. A viewing is strongly recommended to appreciate the character and potential this home offers.

ADDITIONAL PHOTOGRAPHY



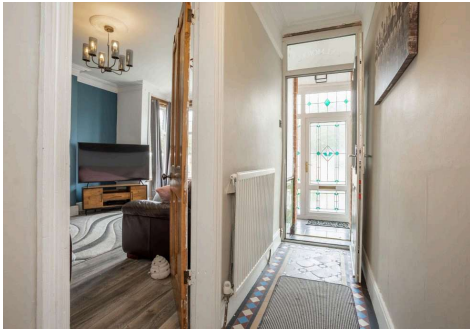
FLOORPLAN



Total area: approx. 127.5 sq. metres (1372.5 sq. feet)

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.
Plan produced using PlanUp.

130 Seagrave Road, Sileby



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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