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FOR SALE
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SEEDON PLACE

Seagrave Road, Sileby

Creightons Estate Agents are pleased to introduce this well-presented three-bedroom end-terraced home, ideally situated on the ever-popular Seagrave Road in the favoured village of Sileby. The property offers two generously sized bedrooms, with a third room perfectly suited as a nursery or home office, making it an excellent choice for small families, first-time buyers, or couples. Its convenient position provides easy access to major transport links, ideal for those who commute. Modern décor throughout enhances the home's charm, offering a stylish and comfortable living space ready to move straight into.

KEY FEATURES

Attractive end-terraced home

Open-plan living creating a bright and sociable space

Modern kitchen/diner

Ground-floor extension enhancing the living accommodation

Corner plot with a low-maintenance rear garden

External workshop/store offering excellent additional storage

Driveway providing valuable off-road parking

Viewing essential to appreciate the space and layout on offer

LOCATION

Sileby is a well-served Charnwood village, centred around a traditional village hub, offering a wide range of local amenities, including popular pubs and shops. The village is ideally situated for swift access to Loughborough, Leicester, and the M1 at Markfield. Notable nearby beauty spots include Swithland Reservoir and Bradgate Park.







GROUND FLOOR

The property is entered via a welcoming hallway, which provides access to the front sitting room and the first floor via the staircase, and features a new modern upright wall radiator. The front-facing sitting room enjoys a bay window, wood-effect flooring, a feature fireplace with electric fire, and open-plan access to the rear kitchen-diner. The ground floor has been thoughtfully updated with new internal doors, new radiators, and matching wood flooring throughout, creating a cohesive and contemporary feel. The kitchen is fitted with a range of wood-effect shaker-style base and wall units, complemented by a dark worksurface, tiled splashback, and a window to the side. Integrated appliances include an oven, hob, and extractor fan. A useful pantry area provides additional appliance space and houses the Glow-worm boiler, which is approximately 1.5 years old. There is ample room for a dining table, along with patio doors leading into the rear extension. This additional room, built in 2020, offers valuable extra living space and features a tiled floor, a window, patio doors to the garden, and a beautiful ceiling lantern that floods the room with natural light.

FIRST FLOOR

The first-floor landing provides access to two double bedrooms, a third smaller room, and the family bathroom. The main bedroom, situated at the front of the property, features wood-effect flooring and fitted wardrobes, offering excellent storage. The second bedroom is positioned at the rear and is also a comfortable double, enjoying pleasant views over the garden. The third room, located at the front, is ideal as a nursery, home office, or study, providing valuable flexibility for modern living. All rooms are served by the family bathroom, fitted with a white three-piece suite comprising a bath with shower over and curved screen, a low-level WC, and a wash hand basin set within a practical vanity unit.

OUTSIDE

The front of the property features off-road parking on a modern resin-bound driveway, creating a neat, low-maintenance frontage with gated side access leading to the beautifully presented rear garden. The rear garden enjoys a private feel, being not heavily overlooked, and benefits from its slightly larger size thanks to the corner-plot position. Designed for both relaxation and entertaining, it offers a generous patio area, an artificial lawn for year-round ease, a large external workshop/store, and a selection of mature shrubs and plants that add colour and interest.





Seagrave Road | Sileby | Loughborough

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.



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DISCLAIMER

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