



Herrick Close, Sileby

Creightons Estate Agents are delighted to present this substantial four-bedroom detached family home, offering impressive proportions throughout and a layout perfectly suited to modern family living. The property provides generous reception spaces, well-balanced bedrooms, and a comfortable sense of scale from room to room. Tucked away on a peaceful cul-de-sac, it enjoys a wonderfully tranquil setting ideal for families, while remaining just moments from the excellent amenities, schools, and transport links that Sileby has to offer.

KEY FEATURES

- Peaceful cul-de-sac setting, offering a quiet and secure environment
- Four generously sized double bedrooms, ideal for family living
- Primary bedroom with ensuite, providing added privacy and convenience
- Ground floor W.C. enhancing practicality
- Integral garage with driveway and a private rear garden
- Conservatory
- Available with no chain
- Viewing essential to appreciate the accommodation on offer

LOCATION

Sileby is a particularly well serviced Charnwood village situated around a traditional village centre and offers extensive local facilities including popular pubs and shops. The village is particularly well placed for fast access to Loughborough and Leicester and the M1 at Markfield. Local beauty spots include Swithland Reservoir and Bradgate Park.







GROUND FLOOR

Upon entering the property, you're greeted by a welcoming front door with a glass side panel, allowing natural light to brighten the spacious hallway. From here, stairs rise to the first floor, and there is a convenient downstairs WC fitted with a low-level toilet, wash hand basin, and radiator. The hallway also offers practical laminate flooring. Doors lead through to the dining room, living room, kitchen, ground-floor WC, and the integral garage. The dining room sits at the front of the home and features neutral décor, laminate flooring, and two front-facing windows that create a bright, airy atmosphere. To the rear, the living room provides a warm and inviting space, complete with a feature fireplace, laminate effect wooden flooring, and bay-style patio doors framing lovely views of the beautifully established rear garden. The kitchen, also positioned at the rear, is well-equipped with a range cooker, hob, and extractor fan. Cream base and wall units offer generous storage, with designated spaces for multiple appliances. The room is finished with tiled flooring and splashbacks, and a door leads directly into the conservatory. The conservatory is a great additional living space, featuring laminate effect wooden flooring, double doors opening onto the rear garden, and uninterrupted views of the mature, well-tended outdoor space.

FIRST FLOOR

The first-floor landing provides access to four well-proportioned double bedrooms and the family bathroom. This level also benefits from practical storage, including an airing cupboard and loft access. The primary bedroom, positioned at the front of the property, enjoys triple windows that fill the room with natural light, fitted wardrobes with mirrored doors, and a private ensuite. The ensuite is fitted with a concealed-cistern WC, wash hand basin set within a vanity unit, and a walk-in shower. A second double bedroom sits to the rear and features neutral décor, offering a calm and versatile space. Also overlooking the rear garden are two further double bedrooms, one complete with fitted wardrobes, and the other currently used as a home office, making it ideal for flexible family living or personalisation. The family bathroom is tastefully appointed with a white three-piece suite comprising a bath with shower over, pedestal wash basin, and low-level WC. Vinyl tiled effect flooring and tiled walls create a clean, practical, and easy-to-maintain finish.

OUTSIDE

At the front of the property, a spacious block-paved driveway leading to the single garage provides ample parking for multiple vehicles and is complemented by a small lawned area with neatly shaped feature shrubs, enhancing the home's kerb appeal. There is access to the integral single garage, along with convenient side access leading to the rear garden. The private rear garden is beautifully established, offering a tranquil outdoor retreat with a variety of mature plants, shrubs, and trees. Mainly laid to lawn, it provides plenty of space for relaxation, while the slabbed patio area is ideal for outdoor dining and entertaining. The garden also benefits from a useful shed.





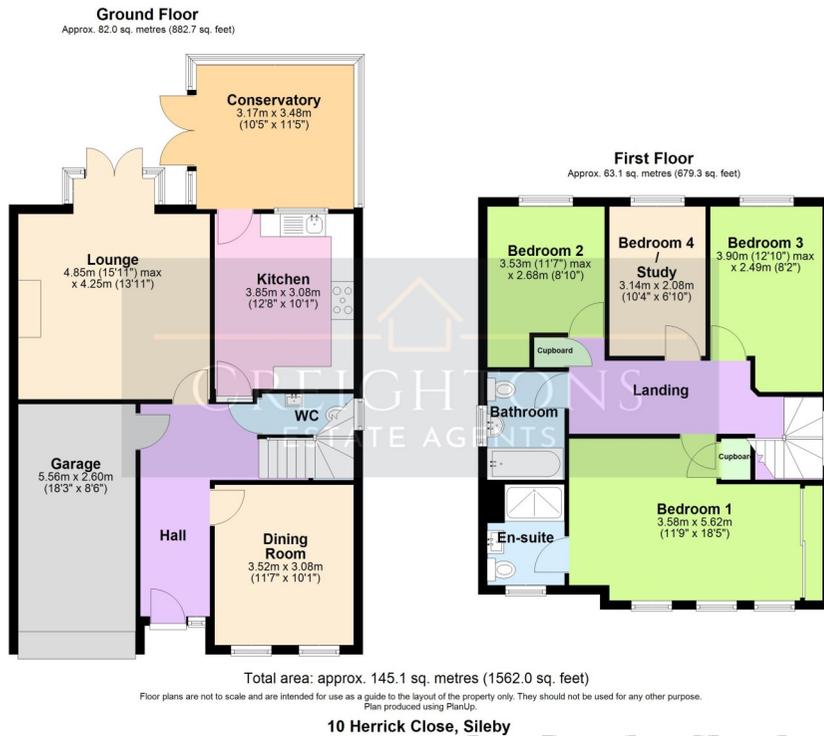
Herrick Close, Sileby, Loughborough

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band E.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 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.





