



Homefield Road | Sileby

Creightons Estate Agents are delighted to present this three-bedroom semi-detached home, ideally located on Homefield Road in the sought-after village of Sileby.. With well-proportioned living space, modern finishes, and a lovely rear garden, the layout is perfectly suited to families, professional couples, or those seeking a comfortable and move-in-ready home. A wonderful opportunity to secure a home that blends contemporary style with everyday practicality.

KEY FEATURES

- Semi-detached family home in the popular village of Sileby
- Three-bedrooms
- Convenient porch entry
- Spacious Kitchen- diner
- Private, established rear garden
- Attached single garage
- Off Road parking
- Boiler only 14 months old
- Early viewing highly recommended

LOCATION

Sileby is a popular village offering an excellent balance of village charm and modern convenience. Situated along the River Soar, the village benefits from scenic walks, a strong community feel, and a variety of local amenities including shops, pubs, schools, and leisure facilities. With great transport links to Leicester and Loughborough, along with easy access to surrounding countryside and beauty spots such as Bradgate Park and Swithland Wood, Sileby remains a highly desirable place to call home.







GROUND FLOOR

The property is entered via a generous and practical porch, ideal for storing coats, shoes and everyday essentials. From here, you step into a welcoming open-plan living room, which provides access to the rear kitchen-diner, the first floor via the staircase, and a useful understairs storage cupboard. The living room sits at the front of the home and features grey carpeting, neutral décor, a large bay window that floods the space with natural light, and a charming feature fireplace. Positioned at the rear, the spacious kitchen-diner enjoys pleasant views over the garden through two windows. It is fitted with a range of white gloss wall and base units, complemented by a wood-effect worktop, gloss metro tiled splashback and with space for several appliances. The room is finished with laminate flooring and a stylish panelled feature wall. A side door from the kitchen leads into the rear inner lobby, which provides access to the integral garage, the rear garden, and a useful utility/store area.

FIRST FLOOR

The first-floor landing provides access to three well-proportioned bedrooms, the family bathroom, and the loft.

The main bedroom overlooks the front of the property and comfortably accommodates a double bed and wardrobes. The second bedroom is also a generous double, positioned at the rear. The third bedroom is a single room overlooking the front elevation, making it ideal as a child's bedroom, home office, or dressing room.

The family bathroom, located at the rear, is finished to a modern standard, renovated only 2 years ago, with floor-to-ceiling tiling, grey tiled-effect laminate flooring, a bath with shower over and screen, wash hand basin, and low-level WC, all complemented by sleek silver hardware including heated towel rail.

OUTSIDE

To the front of the property, there is a neat lawn with established shrubs, along with a driveway providing off-street parking and leading to the single integral garage. A side gate offers secure access to the rear garden.

The rear garden is well maintained, mainly laid to lawn, and features a slabbed patio area ideal for outdoor seating and entertaining. There is also a useful garden shed, creating a pleasant and private outdoor space. Thanks to the property's elevated position, both the home and garden enjoy attractive views across the village.





Homefield Road | Sileby | Loughborough

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.





