



HIGHGATE ROAD, SILEBY, LOUGHBOROUGH

ASKING PRICE - £ 260,000



An immaculate, extended three-bedroom family home, refurbished to a high standard and offering bright, spacious accommodation arranged over two floors. Set on a generous corner plot with wrap-around gardens, excellent privacy, and parking to the rear, this modern open-plan home is perfectly suited to contemporary family living.



As you enter the property, you are welcomed into a large and inviting entrance hall, setting the tone for the space and quality found throughout the home. From here, the accommodation flows seamlessly into the impressive open-plan living, kitchen, and dining area. The living space is tastefully decorated and centred around a stylish media wall, creating a comfortable yet modern focal point for everyday living and entertaining.

The kitchen and dining area sits to the rear and is flooded with natural light, thanks to large double-glazed doors opening directly onto the garden. The re-fitted kitchen features matching floor and wall units with complementary work surfaces and integrated appliances, while the generous dining area provides ample space for family meals and gatherings.







Upstairs, the first floor hosts three well-proportioned bedrooms, all light-filled and finished with carpet flooring. The third bedroom offers flexibility as a child's room, nursery, or home office. Completing this level is the modern re-fitted family bathroom, finished with a white suite, tiled surrounds, and a frosted window for privacy.

Externally, the property benefits from wrap-around corner plot gardens, mainly laid to lawn and enclosed by mature hedging, providing a high degree of privacy. Gated access adds convenience, while to the rear of the property there is parking available.





This beautifully refurbished home combines modern open-plan living with generous outdoor space and practical features, making it an ideal choice for families. Early viewing is highly recommended to fully appreciate the quality, space, and setting on offer.

Sileby is a popular and well-connected village offering a great balance of countryside charm and everyday convenience. The area benefits from a range of local shops, cafés, pubs, well-regarded schools and leisure facilities, with excellent transport links including a train station providing regular services to Leicester, Loughborough and beyond. Surrounded by attractive open countryside and riverside walks, Sileby is ideal for those seeking a friendly community lifestyle with easy commuter access.



# REZIDE



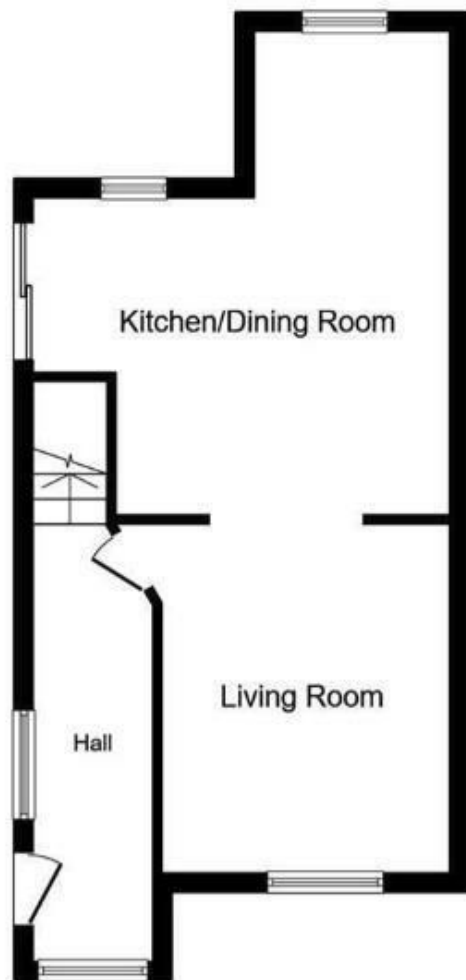
*Highgate Road, Sileby, Loughborough*

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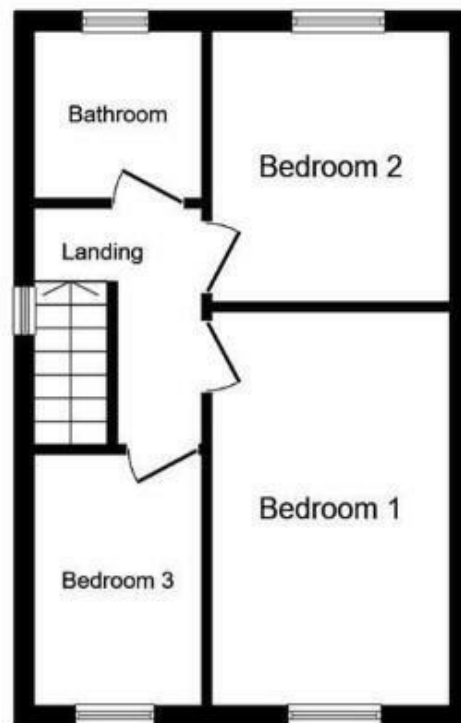


# Key Features

- Extended and fully refurbished to a high standard throughout
- Contemporary open-plan living, kitchen, and dining space ideal for modern family life
- Positioned on a generous corner plot with wrap-around gardens and excellent privacy
- Three well-proportioned first-floor bedrooms with a stylish re-fitted bathroom
- Spacious entrance hall and bright, spacious accommodation across two floors
  - Rear parking



Ground Floor



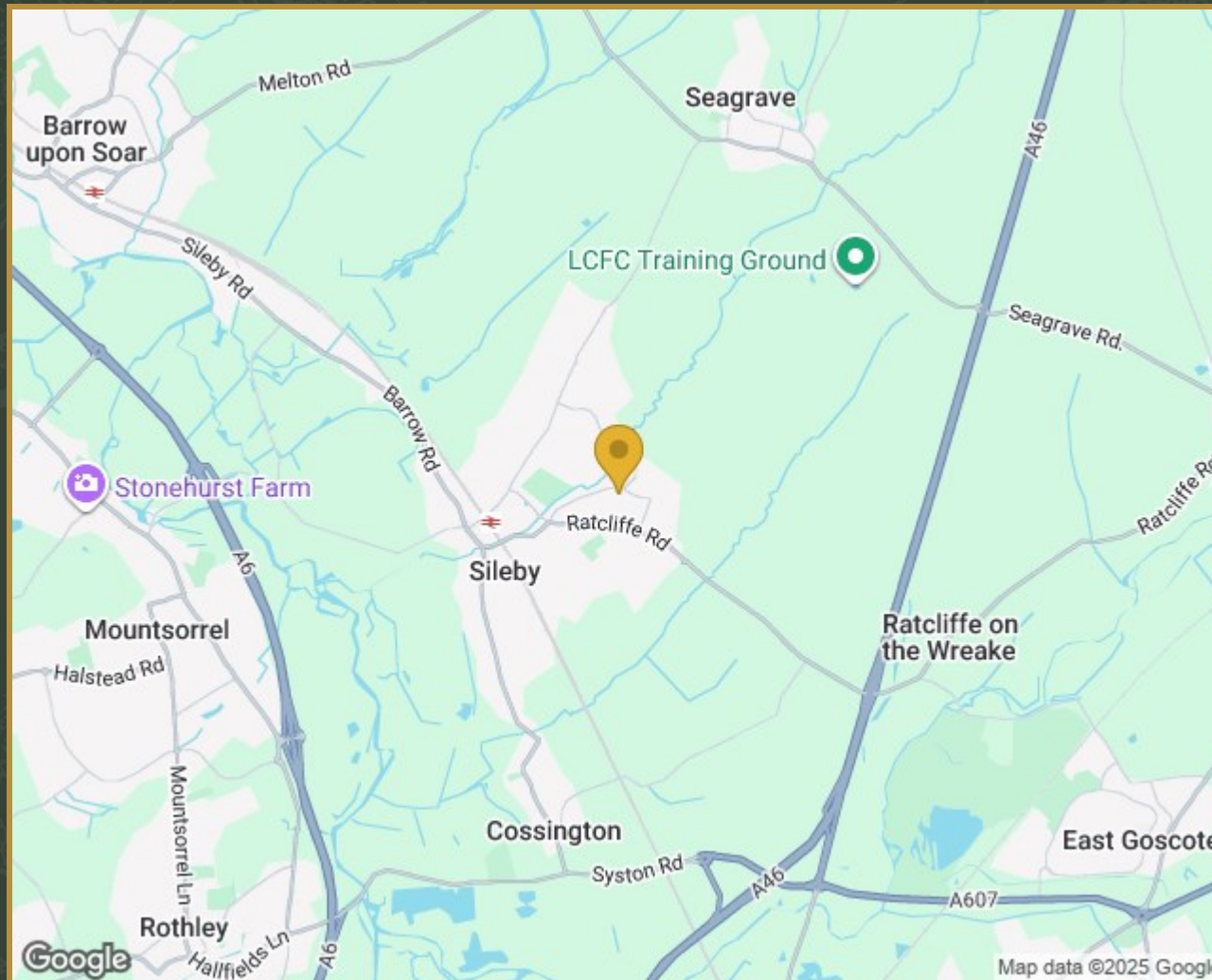
First Floor



861.00 sq ft

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E		64		(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			

# Property Location



72 Highgate Road, Sileby, Loughborough, LE12 7PR

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