



Phoenix Drive | Sileby

Creightons Estate Agents are delighted to present this beautifully maintained two-bedroom end-terrace home, an ideal opportunity for first-time buyers, investors, couples or small families looking to take their next step on the property ladder. Perfectly positioned in a central Sileby location, the property is just moments from local amenities and Sileby train station, offering easy links to Leicester, Loughborough and Nottingham, a superb choice for commuters. Thoughtfully improved and well cared for throughout, this charming home is move-in ready and waiting for its next chapter.

KEY FEATURES

- Attractive two-bedroom end-terraced home
- Modern décor and finishes throughout
- Stylish contemporary bathroom
- Ideal first-time buy or buy-to-let investment
- Enclosed rear garden offering privacy
- Central location close to amenities and transport links
- Off-road parking for two vehicles
- Viewing essential to appreciate the quality and presentation

LOCATION

Sileby is a charming village in Loughborough, offering a blend of countryside tranquillity and modern convenience. Nestled along the River Soar, it boasts scenic walking routes, a strong sense of community, and a range of local amenities, including shops, pubs, and leisure facilities. With excellent transport links to Leicester and Loughborough, it provides easy access to larger towns while maintaining its peaceful village atmosphere. Its rich history, welcoming environment, and proximity to green spaces, such as Bradgate park and Swithland Wood, make it a desirable place to call home.







GROUND FLOOR

The property is entered via a canopied front door into a spacious and welcoming hallway with the benefit of a storage cupboard. From here, there is access to the front-facing kitchen, the rear lounge/diner, and the convenient ground-floor WC. The kitchen is fitted with a modern range of white gloss base and wall units, complemented by grey work surfaces and stylish grey subway-tiled splashbacks. A front-facing window provides pleasant views over the garden, while ceiling spotlights and grey wood-effect flooring add to the contemporary feel. Integrated appliances include a dishwasher, oven, hob and extractor fan, with additional space available for further appliances. The ground-floor WC is finished to a contemporary standard, featuring a low-level WC and a wash hand basin set within a sleek vanity unit. Positioned to the rear, the lounge/diner enjoys lovely views of the garden through the patio doors and offers direct access to the first floor via the staircase. This generous space continues the grey wood-effect flooring, is neutrally decorated, and provides ample room for both living and dining furniture, making it an ideal area for relaxation and entertaining.

FIRST FLOOR

The first-floor landing provides access to two bedrooms, the family bathroom and the loft. The main bedroom is positioned at the rear of the property, enjoying peaceful views over the garden. It is a spacious double with neutral décor, offering a calm, blank canvas ready for personal touches. The second bedroom, situated at the front of the home, is also a good size and is neutrally decorated. It is currently used as a dressing room but would work equally well as a guest bedroom, nursery or home office. The family bathroom is a stylish, contemporary space, finished with floor-to-ceiling tiling. It features a white low-level WC, wash hand basin and a bath with screen and shower over, creating a practical and modern suite.

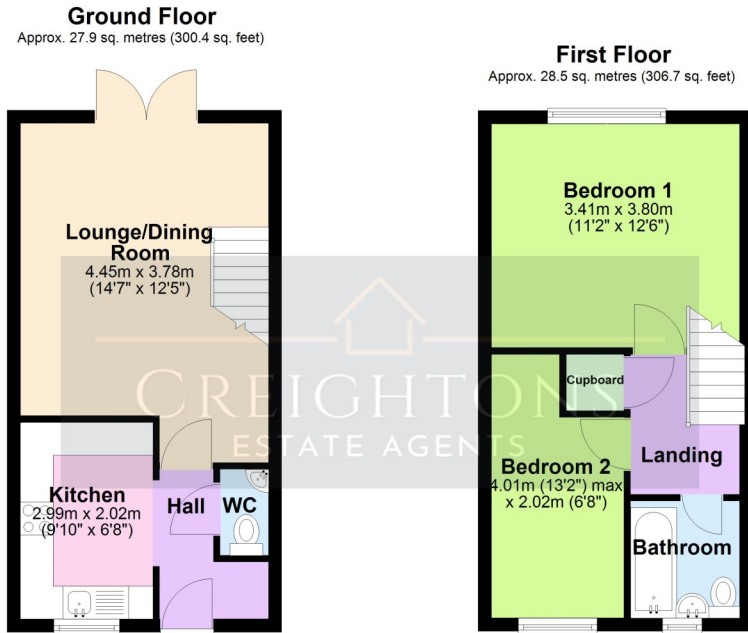


OUTSIDE

To the front of the property, there is a neat and well-presented garden area, thoughtfully finished with a selection of shrubs and a pathway leading directly to the front door. There is also a driveway to the side providing off road parking for two vehicles. There is also convenient side access, providing a practical route through to the rear garden. The rear garden is fully enclosed with smart, recently installed fencing, creating a secure and private outdoor space. It features a lawned area to the rear, a large slabbed patio ideal for outdoor seating or dining, and a raised sleeper planted border filled with established shrubs, adding colour and interest throughout the seasons.



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Total area: approx. 56.4 sq. metres (607.1 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.

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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	52 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.





