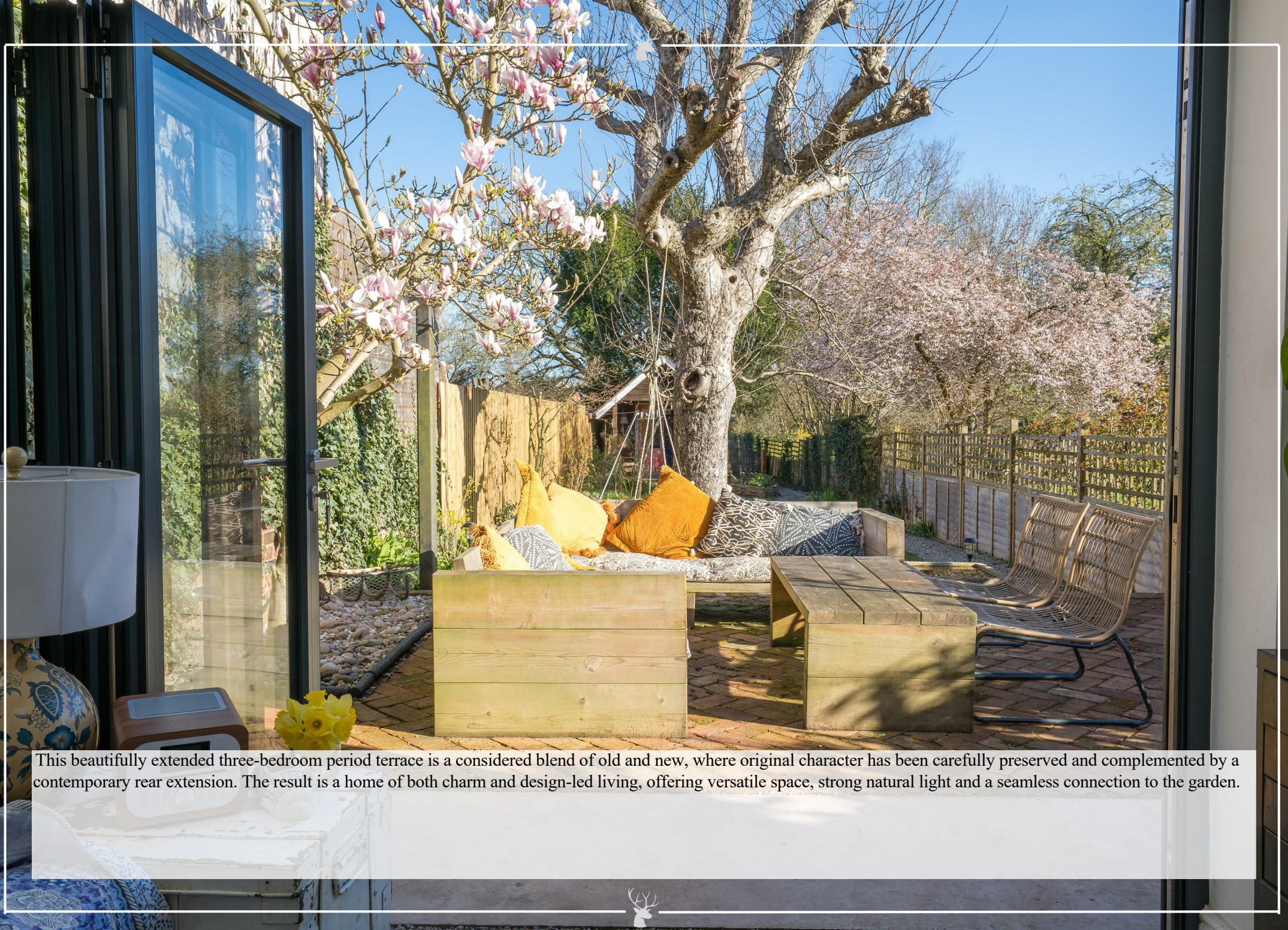




NO.72 SEAGRAVE ROAD, SILEBY, LOUGHBOROUGH

GUIDE PRICE: £325,000





This beautifully extended three-bedroom period terrace is a considered blend of old and new, where original character has been carefully preserved and complemented by a contemporary rear extension. The result is a home of both charm and design-led living, offering versatile space, strong natural light and a seamless connection to the garden.





Living Spaces & Entrance Hall

An original stained glass door opens into a hallway rich in period detail, where patterned tiled flooring and a cloaks cupboard provide both practicality and a sense of arrival. To the front, the main living room is centred around a sash bay window, drawing in soft natural light. A multi-fuel burner with wooden surround adds warmth and texture, creating an inviting and intimate setting. The second reception room sits at the heart of the home, offering a more relaxed and adaptable space. Bamboo flooring runs underfoot, while a feature fireplace anchors the room. Pocket doors allow for separation or openness depending on the occasion, gently guiding you through to the extension beyond.

Open-Plan Kitchen, Dining & Living

Spanning the rear of the property, the open-plan kitchen, dining and living space has been designed with both light and flow in mind. It is a space that shifts effortlessly throughout the day — from calm mornings to sociable evenings. The kitchen itself is understated and functional, with a range of wall and base units, work surfaces over and space for a range-style cooker. Above, remote-controlled Velux skylights draw daylight







deep into the space, while sliding and bi-fold doors dissolve the boundary between inside and out. Underfloor heating runs beneath a combination of tiled and polished concrete flooring, and a wood-burning stove introduces a natural focal point — grounding the contemporary design with a sense of warmth. A ground floor WC sits discreetly off the main space.

Bedrooms

Upstairs, three bedrooms offer well-proportioned and versatile accommodation. The principal bedroom sits to the front, a generous and light-filled room with two windows, built-in storage and a feature fireplace. Bedroom two enjoys a quieter position overlooking the garden, echoing the same sense of character and proportion. The third bedroom is ideal as a nursery, guest room or home office, finished with oak flooring and a front aspect.





Bathroom & Balcony

The bathroom has been designed as a space to unwind, centred around a freestanding bath and complemented by a walk-in shower, WC and wash hand basin. Full-height double doors open directly onto a private balcony, inviting in fresh air and framing elevated views across the garden — an unexpected and quietly luxurious detail that sets this home apart.

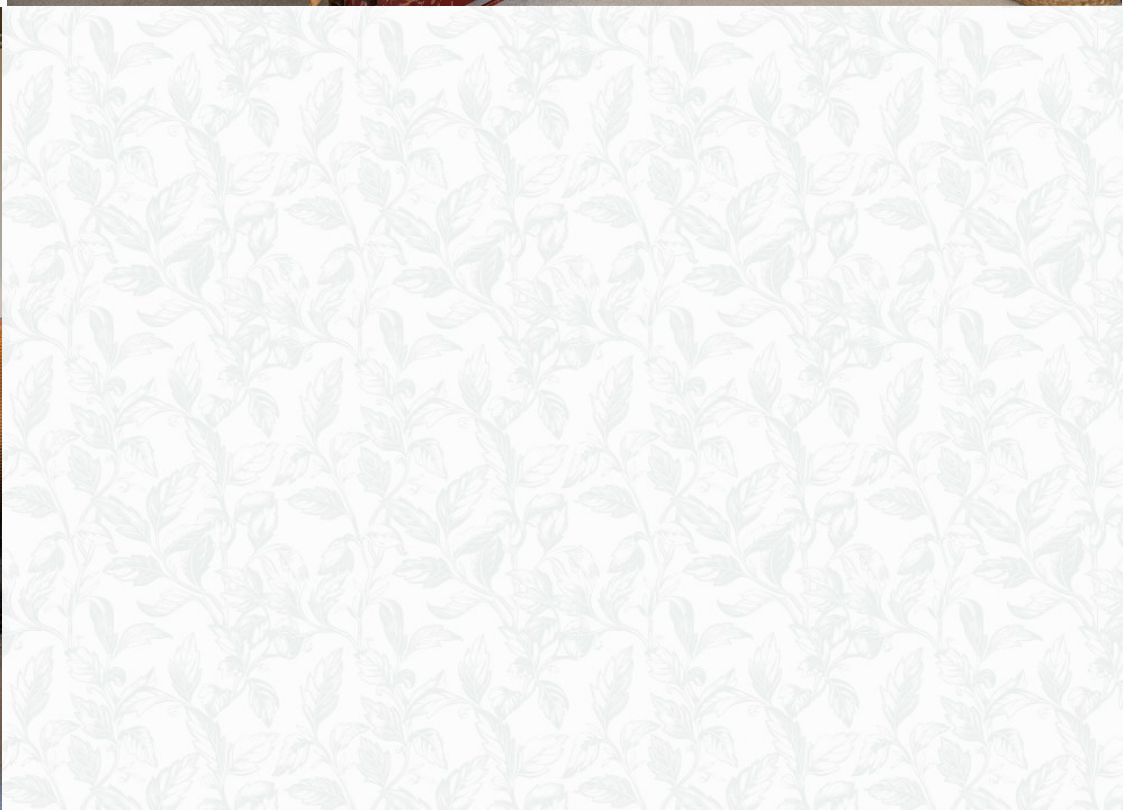
Outdoor Lifestyle

The garden has been thoughtfully arranged to support a more considered, outdoor way of living. A combination of patio, lawn and established planting creates distinct areas for relaxing, entertaining and play. There is space for growing your own produce, alongside a dedicated area for keeping chickens, lending a semi-rural feel to an otherwise well-connected setting. A fully powered outbuilding, currently used as an art studio, offers excellent

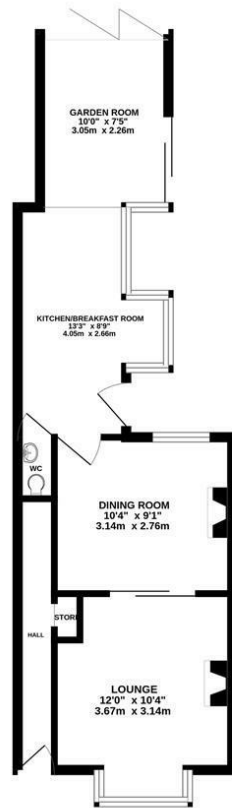




flexibility as a workspace, summer house or creative retreat. To the rear, a gate opens directly onto Sileby Memorial Park, extending the landscape beyond your own garden and providing immediate access to green open space. The front of the property is enclosed by a low wall and designed for ease of maintenance, with slate chippings and a tiled pathway completing the approach.



GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Key Features:

- Beautifully extended three-bedroom period home finished to a high specification throughout
- Stunning open-plan living kitchen diner with bi-fold doors and Velux skylights
 - Charming original features including sash windows, fireplaces and stained glass entrance
- Two elegant reception rooms offering flexible living and entertaining space
- Underfloor heating and high-quality finishes enhancing modern comfort
- Luxurious family bathroom with freestanding bath and access to private sun terrace
 - Landscaped rear garden with patio, lawn, vegetable patch and versatile outbuilding/studio
- Excellent village location with strong amenities and rail links to Leicester and London

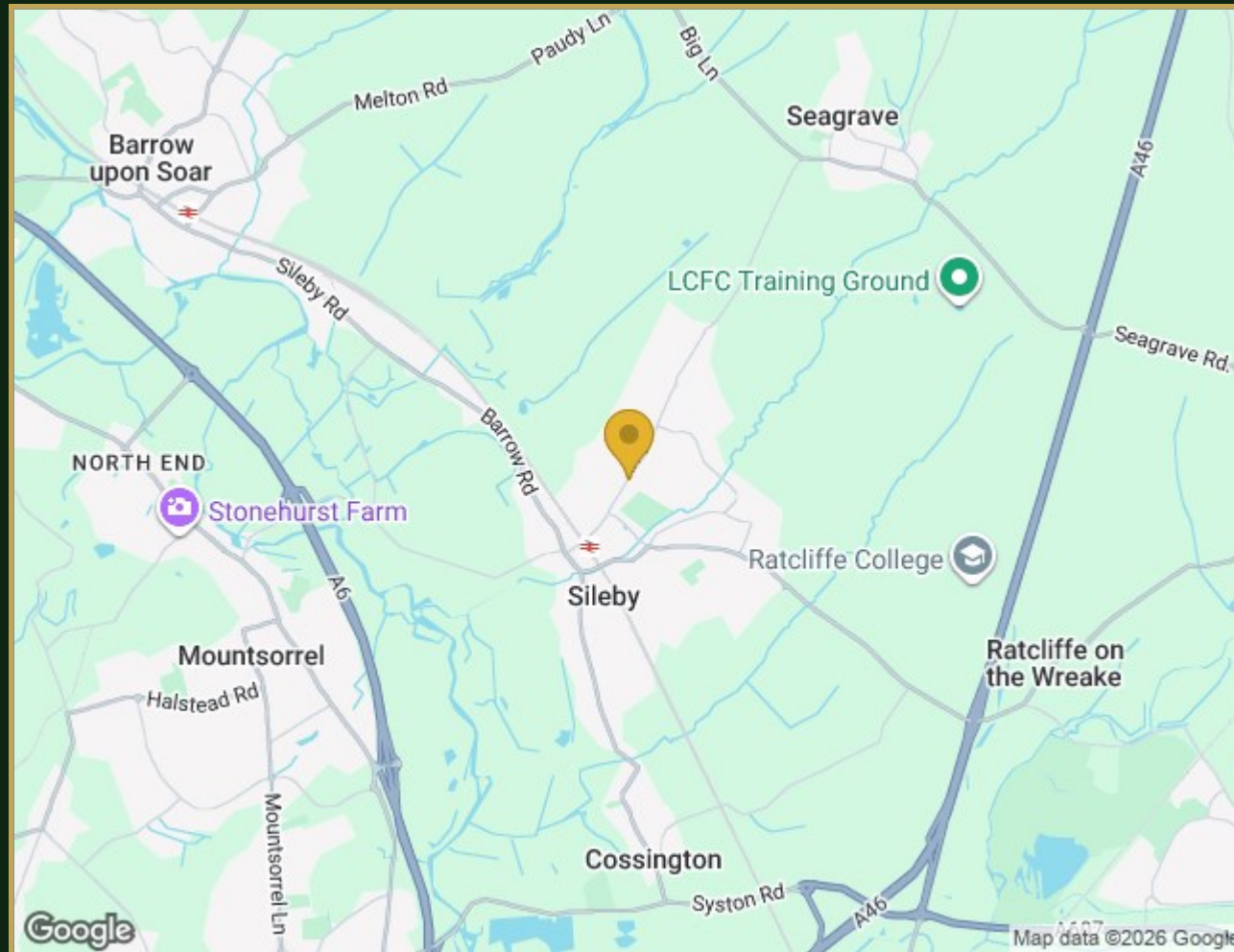


REZIDE



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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			(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 ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Property Location



72 Seagrave Road, Sileby, Loughborough, LE12 7TP