



Roy Brown Drive, Sileby

Creightons are thrilled to present this uniquely styled three-bedroom detached home, a rare opportunity that combines character, privacy and modern comfort. Set at the end of a private driveway, the property showcases charming character features throughout, a main bedroom with ensuite, and a fully insulated timber-framed study complete with power and heating, perfect for home working or creative pursuits. The private rear garden is equally impressive, offering an oak-covered veranda, inviting patio areas and a generous lawn, creating a wonderful space for relaxing or entertaining, viewing a must to appreciate the accommodation on offer.

KEY FEATURES

- Full of charm and character
- 3 bedroom detached home
- Main bedroom with en-suite
- Built in 2014 by well-regarded builders 'Jelson Homes'
- Timber framed extension, currently being used as a study
- Features hand painted faux stone feature walls
- Non-overlooked and enclosed rear garden
- Sat at the end of a private driveway
- Detached Single garage and off road parking
- Park views
- Viewing essential

LOCATION

Sileby is a charming Charnwood village, centred around a traditional village hub and boasts extensive local amenities, including popular pubs and shops. Ideally located for quick access to Loughborough, Leicester, and the M1 at Markfield, Sileby offers both convenience and charm. Enjoy the local beauty spots such as Swithland Reservoir and Bradgate Park, perfect for leisurely outings and nature lovers.







GROUND FLOOR

The property is entered via a canopied front door, offering shelter from the elements and opening into a welcoming hallway laid with natural stone flooring. From here, there is access to the lounge, the downstairs WC and the first-floor staircase. The ground-floor WC is a stylish cloakroom featuring wood-effect flooring, a stone-effect clad feature wall, a stone basin mounted on a wooden vanity unit, and a vintage style high-flush WC.

The lounge continues the theme of natural stone flooring and includes a striking stone-effect clad feature wall with a decorative false beam for added character. French doors open directly onto the rear garden, complemented by a rear-facing window that brings in additional natural light and pleasant views. The room also benefits from a useful under-stairs storage cupboard. The spacious kitchen-diner is beautifully presented with light grey shaker-style base and wall units, paired with dark granite work surfaces and the same natural stone flooring. A green metro-tiled splashback adds a pop of colour, and the kitchen is fully equipped with integrated appliances including a double oven, induction hob, fridge-freezer, dishwasher and washing machine. To the side of the property, and accessed via the front garden, through a beautiful stable style door, is a timber-framed study, an ideal workspace or hobby room. It features stone effect clad walls, power and lighting, a rear window. Currently used as a study, the space offers excellent flexibility for a variety of uses.



FIRST FLOOR

The first-floor landing provides access to all three bedrooms and the family bathroom. There is also an airing cupboard, along with a window that floods the space with natural light. The landing is finished with patterned carpeting. The main bedroom is positioned at the rear of the property and enjoys views over the garden. It features a striking stone-effect feature wall, wooden flooring and a shuttered window. This beautiful room is complemented by a unique, characterful en-suite shower room, complete with a stone-effect clad feature wall, stone flooring, a walk-in shower cubicle, a stone basin mounted on a wooden vanity shelf, and a low-level WC. The second bedroom is also situated at the rear and is beautifully presented, with wooden panelling and wood flooring that create a warm and aesthetically pleasing feel. The third bedroom, currently used as a dressing room, has a bright aspect thanks to its front-facing window and also provides loft access. It could easily serve as a guest room, child's bedroom, or be adapted for a variety of uses. The stylish family bathroom features a stone-effect feature wall and a copper-coloured freestanding roll-top hip bath with mixer taps and shower attachment. There is also a wash basin and a low-level WC, completing this charming space.



Roy Brown Drive, Sileby, Loughborough

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band



Total area: approx. 108.6 sq. metres (1168.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 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.





