



Taylor's
Est. 1992

Wattle Close, Sileby, LE12 7WU
Loughborough

Offers Over
£290,000

Set along a quiet residential close in the well-connected village of Sileby, this carefully arranged house on Wattle Close has been composed with a clear sense of proportion and an easy, practical rhythm to daily life.

Entry is into a central hallway, from which the principal spaces unfold. At the front of the house, the kitchen is neatly arranged, enjoying a bright aspect that draws in morning light. A cloakroom sits conveniently off the hall with accompanying W.C. To the rear, the plan opens into a generous sitting room, where wide patio doors frame views of the garden and allow for a seamless connection between inside and out; in the warmer months, the space extends naturally onto the terrace beyond.

Upstairs, three bedrooms are arranged around a central landing. Two are comfortable doubles, the principal distinguished by its own en suite shower room as well lovely countryside views, while a third single bedroom offers flexibility for use as a study, nursery or guest room. A family bathroom serves the remaining rooms.

The garden lies to the rear, enclosed and quietly green, with space for outdoor dining and planting. Its relationship with the sitting room lends a pleasing sense of continuity, enhancing both spaces. To the front, there is off-street parking with space to accommodate two cars.

Wattle Close is set within easy reach of Sileby's everyday amenities, while nearby Loughborough provides a broader cultural and culinary offering. The surrounding landscape is characterised by open countryside and gentle walking routes, offering a slower, more pastoral pace within convenient reach of town.

The property is subject to an annual service charge of approximately £300.00, contributing to the upkeep of the surrounding development.

Sileby

Sileby is a well-regarded Leicestershire village set between the market town of Loughborough and the city of Leicester, offering a balanced pace of life that feels both connected and gently removed. The village has a long-established character, with a mix of period buildings and more recent development, all threaded together by a strong sense of community.

Everyday amenities are within easy reach, including independent shops, cafés and traditional pubs, alongside a number of well-supported local schools. There is a





A well-arranged three-bedroom house on a quiet Sibley close, offering a bright front kitchen and a generous rear sitting room with garden access. Upstairs are two double bedrooms, a single and a family bathroom, with an en suite to the principal. Parking for two cars.

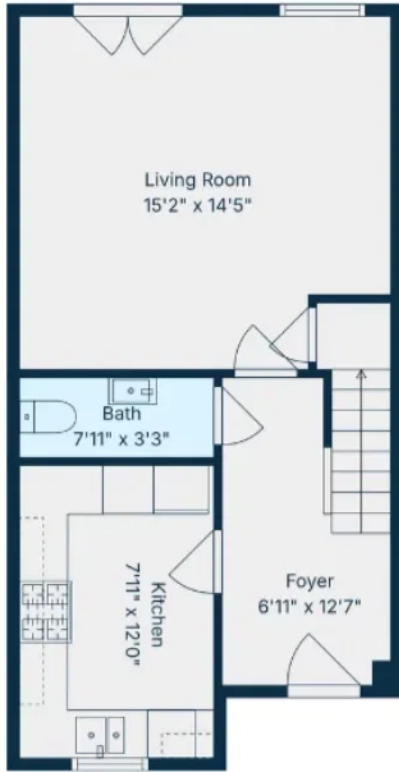
- Beautiful countryside on your doorstep
- Quiet cul-de-sac setting
- Three well-proportioned bedrooms
- Principal bedroom with en suite shower room
- Countryside walks on your door step
- Generous rear sitting room with patio doors
- Direct access to a private rear garden
- Ground-floor cloakroom (WC)
- Central family bathroom
- Off-street parking for two cars

Council Tax Band: C

Tenure: Freehold

Property Type: Semi Detached House





1st Floor



2nd Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Taylor's Estate Agency

4 Woodgate Rothley Leicester, Rothley Leicester, Leicester

0116 326 6464

hello@taylorsestate.agency

https://taylorsestate.agency/