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FOR SALE
0116 3195657


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STANAGE ROAD | SILEBY | LOUGHBOROUGH

Stanage Road, Sileby

Creightons Estate Agents are delighted to present this modern three-bedroom Jelson-built detached home, set within a small and peaceful development. The property offers a well-planned layout comprising an entrance hall, spacious living/dining room, contemporary breakfast kitchen, downstairs WC and a separate cloakroom. Upstairs features a generous master bedroom with ensuite, two further bedrooms and a stylish main bathroom. Externally, the home boasts a large rear garden, a detached garage and ample off-road parking, ideal for modern family living.

KEY FEATURES:

- Jelson-built detached home
 - Three bedrooms with en-suite to primary
 - Spacious lounge diner
 - High-spec fitted kitchen
 - Downstairs WC
 - Off-road parking & detached garage
 - Generous rear garden with cabin

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 welcoming hallway, finished with neutral carpeting. To the left, there is a useful understairs storage cupboard, along with a convenient downstairs WC fitted with a white ceramic toilet and wash hand basin, complemented by stylish grey vinyl flooring. Positioned to the right of the property is the spacious lounge diner, a bright and versatile room spanning the full length of the home. Featuring neutral light grey carpets and a front-facing window, the space flows seamlessly into the dining area at the rear, where patio doors open directly onto the garden, ideal for both everyday living and entertaining. Accessed from the dining area is the impressive high-spec kitchen, finished with grey tiled flooring, sleek ivory, off-white wall and base units, and striking black stone worktops. Additional features include silver handles and fittings, a contemporary sink with matching tap, and a stylish sage green tiled splashback. The kitchen is fully equipped with integrated appliances including a dishwasher, washing machine, fridge freezer, and a built-in pantry cupboard, offering both practicality and modern appeal.

FIRST FLOOR

The staircase leads to a neutrally decorated landing with loft access. The loft itself is fully boarded and benefits from a pull-down ladder, providing excellent additional storage. At the front of the property sits Bedroom Two, a well-proportioned double room with beige carpeting and a window overlooking the front aspect. The family bathroom is centrally located and fitted with a white three-piece suite comprising a bath, WC, and wash hand basin. It is finished with beige-toned tiled effect flooring and half-height tiled walls, creating a clean and contemporary feel. To the rear of the property is the primary bedroom, a generous double room with a window overlooking the garden. This room benefits from its own en suite, fitted with a shower cubicle, WC, and wash hand basin, alongside stylish half-height patterned tiling and a heated towel rail. Also positioned at the rear is Bedroom Three, another well-sized room with neutral carpeting and views over the garden.



OUTSIDE

To the front of the property, a brick-paved driveway provides off-road parking for multiple vehicles and leads to a detached garage with loft space also boarded and with ladder access, offering further storage or parking options. The rear garden is a fantastic size and has been thoughtfully arranged to include a large patio area, perfect for outdoor dining and entertaining, along with an expansive lawn. A substantial garden cabin is positioned in the rear corner, providing a versatile space ideal for a home office, gym, or additional storage. The garden also benefits from side access to the front and direct access into the detached garage, adding to its overall practicality.



Stanage Road | Sileby | Loughborough

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band D.



Total area: approx. 106.9 sq. metres (1150.5 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.

18 Stanage Drive, Sileby

EPC TO FOLLOW

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.





