



North Hill Close, Sileby

Creightons Estate Agents are pleased to bring to the market this three-bedroom semi-detached property in the popular village location of Sileby. Offering a fantastic opportunity for buyers to modernise and personalise, this home provides well-proportioned accommodation and great potential.

KEY FEATURES

- Three-bedroom semi-detached home
- One bathroom
- Separate lounge
- Kitchen diner
- Attractive front garden and low-maintenance rear garden
- Ideal opportunity for modernisation and adding value
- Viewing recommended to appreciate the potential on offer

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

Upon entering the property, you are welcomed into a grey carpeted hallway that continues through into the main living space, creating a cohesive and homely feel.

The living room sits at the front of the property and is a comfortable, well-presented space featuring a large bay window that allows plenty of natural light to flood in. A fireplace with built-in cabinetry adds both character and practical storage.

From here, glass-panelled double doors lead through to the kitchen diner, providing a clear separation while maintaining an open, connected flow between the two spaces.

Positioned across the rear of the property, the kitchen diner offers a generous and functional layout. It features an aisle kitchen design with wood-effect cabinetry, patterned worktops, beige tiled walls, and wood-effect flooring. A large window overlooks the rear garden, and there is also direct access outside from the kitchen, making it ideal for everyday living and entertaining.

The kitchen also benefits from a useful pantry space, adding to the practicality of this well-proportioned room.

FIRST FLOOR

The first floor landing provides access to three well-proportioned bedrooms and the family bathroom. The first and second bedrooms are both generous doubles, positioned to the front and rear of the property respectively. Their near equal size makes them ideal for a range of uses, whether as main bedrooms, children's rooms or comfortable guest spaces. Bedroom three is a smaller single located at the front of the home. It lends itself perfectly to a home office, nursery or occasional guest room, offering flexibility to suit different household needs. The family bathroom, situated at the rear, is fitted with a beige suite comprising a bath with shower over, low level WC and wash hand basin, providing a practical and functional space for everyday use.

OUTSIDE

The property benefits from a well-presented front garden, attractively finished with decorative stones and established planting, creating an inviting approach to the home. To the rear, the garden is designed for low maintenance and outdoor enjoyment, featuring a combination of decking and paved slabs. This provides a versatile space ideal for seating, entertaining or relaxing. The garden is fully enclosed, offering privacy and a secure setting, with gated access adding convenience.





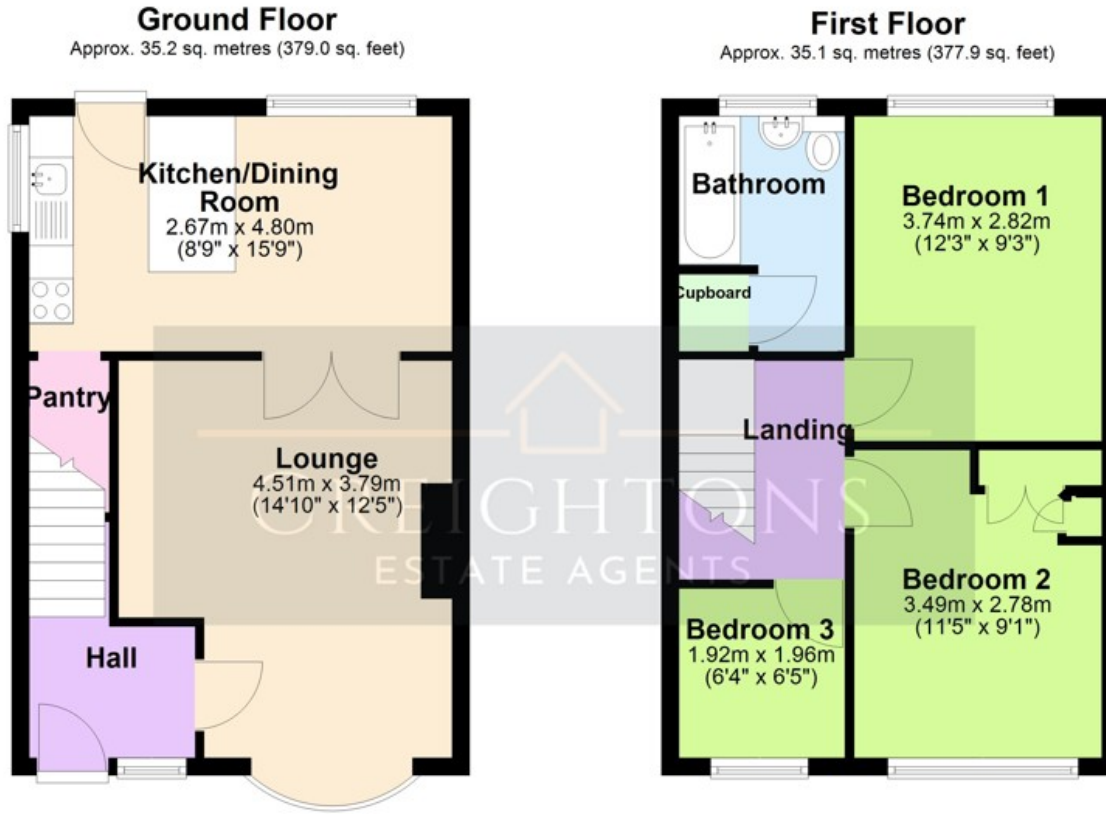
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.



Total area: approx. 70.3 sq. metres (756.9 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.

5 North Hill Close, Sileby

DISCLAIMER

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