



Southfield Avenue | Sileby

Creightons Estate Agents are delighted to present this beautifully maintained, contemporary detached home, offering generous and versatile living space ideal for modern family life. The bright and welcoming layout includes four well-proportioned bedrooms and a superb rear garden, creating a home that balances comfort, style and practicality. Positioned in the ever-popular village of Sileby, with attractive countryside views to the front, this impressive property provides space and convenience in equal measure. The fully enclosed rear garden, single garage and generous driveway with ample off-road parking further enhance its appeal. Move-in-ready and thoughtfully designed for family living, this wonderful home is an opportunity not to be missed.

KEY FEATURES

- Detached, four bedroomed home
- Spacious well proportioned rooms
- Primary with en-suite
- Dining Kitchen with utility
- AEG appliances including five-ring gas hob & double oven
- Convenient downstairs w.c.
- Driveway and garage
- Enclose rear garden
- Enjoying open countryside views to the front
- Excellent condition
- Early viewing recommended

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

Inside, the generously proportioned reception hall sets the tone for the home, featuring warm wood effect flooring, light neutral décor and access to the central staircase, living room, kitchen/dining area and downstairs cloakroom. The cloakroom is fitted with a white low level WC and a wash hand basin set within a vanity unit, complemented by a mosaic effect tiled splashback and easy to maintain wood effect flooring. The living room is a comfortable, light filled space with French doors opening onto the garden, a side facing window and decorative coving. Neutrally decorated, it offers a versatile blank canvas for the new owner to personalise. At the heart of the home is the sleek, contemporary kitchen and dining area, thoughtfully designed for modern living. Crisp white handleless cabinetry from the Symphony "New York" range is paired with wood effect rolled edge worktops for a stylish finish. A central island provides additional preparation space and storage, while integrated appliances include an AEG five ring gas hob with extractor hood, AEG eye level double oven, integrated dishwasher, and integrated fridge and freezer. The space also features a 1½ bowl inset sink with drainer and mixer tap, recessed spotlighting, dual aspect windows and ample room for a dining table. A double glazed rear window and patio doors ensure excellent natural light. From the kitchen, a spacious separate utility room offers further storage, space for appliances, understairs storage and convenient access to both the rear garden and the garage.

FIRST FLOOR

Upstairs, a spacious landing leads to four well proportioned bedrooms, the family bathroom, a useful storage cupboard with fitted shelving and provides access to the loft. Decorative coving continues throughout, adding a consistent finish. The main bedroom enjoys countryside views from the rear elevation and benefits from its own en suite shower room, fitted with a walk-in shower cubicle, low level WC, wash hand basin set within a vanity unit, chrome heated towel radiator and floor to ceiling tiling. The remaining three bedrooms are all generously sized, with two doubles positioned to the front, both enjoying countryside views, and a well proportioned fourth bedroom overlooking the rear garden. These bedrooms are served by a contemporary family bathroom, fitted with a three piece suite comprising a panelled bath with shower over and screen, close coupled WC and pedestal wash hand basin with mixer tap. The bathroom also features a heated towel radiator, fully tiled walls and floor, and a frosted double glazed window.

OUTSIDE

Outside, the property continues to impress, enjoying excellent kerb appeal at the end of the drive with attractive front, side and rear gardens and pleasant countryside views. A single garage sits to the side, with a driveway in front providing off-road parking for at least three vehicles. The rear garden can be accessed via the side gate, through the garage, from the utility room or directly from the living room, creating a superb flow between the indoor and outdoor spaces. The garden is mainly laid to lawn and features a slabbed patio area, mature trees and shrubs bordering the perimeter, and a decorative paved seating area ideal for relaxing or entertaining. Fully enclosed by timber fencing, it also benefits from convenient side access into the garage.





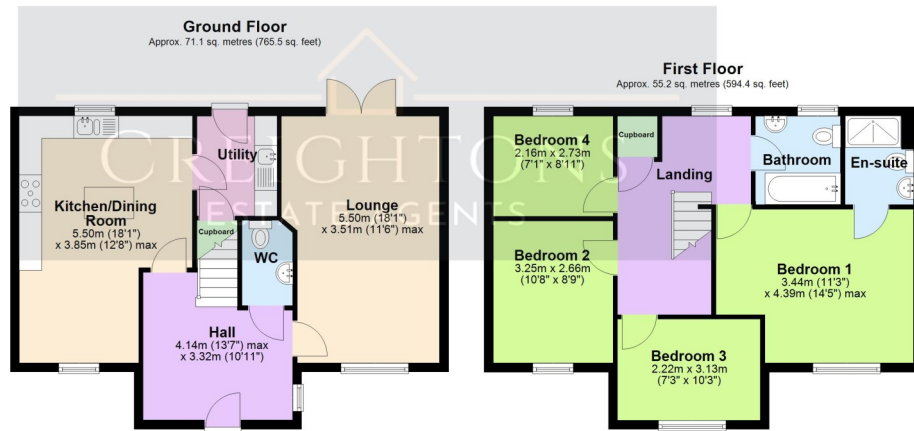
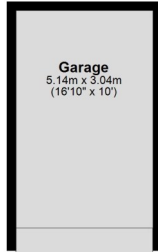
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band D.



Total area: approx. 126.3 sq. metres (1359.9 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.

65 Southfield Avenue, Sileby

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | 83 B | |
| 69-80 | 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.





