



Southfield Avenue, Sileby

Creightons Estate Agents are thrilled to present this contemporary three-bedroom detached home on Southfield Avenue, set in a sought-after edge-of-village location. Enjoying a generous plot, a peaceful position and an excellent degree of privacy, it's an ideal choice for buyers seeking space, comfort and strong connectivity. Built in 2015, the property has been immaculately maintained and offers a true show-home feel from the moment you step inside. Stylish, modern and move-in ready, it's perfectly prepared for its next chapter.

KEY FEATURES

- Immaculate 'show-home' condition
- Contemporary three-bedroom detached home
- Main bedroom with ensuite
- Quiet cul-de-sac position
- Situated opposite a child's play area
- Built in 2015
- Driveway providing off-road parking
- Immediate viewing strongly recommended
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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.





THE WARDS



GROUND FLOOR

From the moment you step into the spacious hallway, the sense of light, neutral décor and continuous wood-effect flooring immediately reflects the immaculate standard of this home. The hallway provides access to a generous storage cupboard, ideal for coats, shoes and everyday essentials, a well-presented downstairs WC, the large dining kitchen, the lounge and the staircase rising to the first floor. The ground floor WC features wood-effect flooring, a white low-level WC, a wall-mounted wash hand basin and a frosted window. The impressive dining kitchen offers a contemporary range of white gloss base and wall units paired with a complementary wood-effect worktop. The same wood-effect flooring continues through this space, enhanced by modern ceiling spotlights. Integrated appliances include a dishwasher, oven, hob and extractor fan, with space for a fridge freezer and washing machine. Dual-aspect windows provide views over both the side and front elevations, while patio doors offer convenient access to the rear garden. A further storage cupboard enhances practicality while maintaining a clean, minimalist aesthetic. The spacious lounge continues the home's neutral theme, featuring a soft beige carpet, a window to the front elevation and patio doors opening directly onto the rear garden.

FIRST FLOOR

The spacious first-floor landing leads to three well-proportioned bedrooms, the family bathroom and a useful built-in storage cupboard. The primary bedroom enjoys a front-facing window, fitted wardrobes and the added convenience of its own ensuite shower room. The ensuite is well appointed with a walk-in shower cubicle, low-level WC, wash hand basin, tiled flooring, half-tiled walls and a window that provides natural light and ventilation. Bedrooms two and three are both generous in size, offering excellent versatility for family living, guests or a home office. These rooms are served by the modern family bathroom, which features contemporary half-tiled walls, a bath with shower over and screen, a WC, a wash hand basin, a heated towel radiator and tiled flooring, creating a clean and stylish finish.

OUTSIDE

The property occupies a generous corner plot and immediately stands out with strong kerb appeal, thanks to its neat, well-kept frontage and attractive position within the cul-de-sac and opposite a child's play area and open green space. A driveway sits to the side of the home, providing convenient off-road parking, while gated side access offers a practical route through to the rear garden. The rear garden is mainly laid to lawn and provides a lovely, private outdoor space that is ideal for both relaxation and entertaining. Fully enclosed with fencing, it features a patio area perfectly suited for outdoor seating or dining, along with a raised flower bed.





Southfield Avenue | Sileby | Loughborough

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band D.

EPC TO FOLLOW

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		

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