



Sherrard Drive, Sileby

Creightons Estate Agents are delighted to present this beautifully maintained three bedroom semi-detached property, located within the popular village of Sileby. Offering stylish accommodation throughout, the property benefits from a spacious lounge, modern open plan kitchen dining room with integrated appliances, three well-proportioned bedrooms, and a contemporary family bathroom. Externally, the home features a large driveway with carport and a generous rear garden comprising patio, lawn and decking areas, creating an ideal outdoor space for relaxing and entertaining.

KEY FEATURES:

- Three bedroom semi-detached property
- Spacious lounge with bay fronted window
- Modern open plan kitchen dining room
- Integrated kitchen appliances
- Stylish family bathroom with overhead shower
- Large driveway with carport
- Generous rear garden with patio, lawn and decking
- Well-presented throughout
- Sought after Sileby location

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 entrance porch, offering practical space for coats and shoes, with attractive herringbone effect flooring creating a stylish first impression. From here, the accommodation flows through into the spacious lounge, positioned at the front of the property and benefitting from a large bay window that fills the room with natural light. The lounge is finished with light grey carpeting and centred around a charming feature fireplace with a wooden mantelpiece and stone hearth, creating a cosy focal point within the room. Leading through from the lounge is the impressive open plan kitchen dining room, fitted with stone tiled flooring throughout. The kitchen itself comprises a range of modern white gloss wall and base cabinetry complemented by stone effect worktops and a light grey tiled splashback. Integrated appliances include an oven, gas hob with extractor fan above, dishwasher and integral fridge freezer, providing both style and practicality for modern family living. The dining area offers ample space for a family dining table and enjoys direct access to the rear garden through patio doors, allowing for excellent indoor outdoor living and entertaining. The ground floor also benefits from useful understairs storage, enhancing the practicality of the home.

FIRST FLOOR

The first floor is accessed via a staircase fitted with soft grey carpeting, continuing the well-presented and modern feel throughout the home. Positioned at the front of the property is the spacious primary bedroom, a generous double room benefitting from a large window allowing for plenty of natural light, along with sleek fitted wardrobes providing excellent built in storage. This room is finished with comfortable carpeting, creating a warm and inviting atmosphere. Bedroom Two is another well-proportioned double bedroom overlooking the rear garden through a large window. This stylish room is enhanced by attractive panelled feature walls, adding character and contemporary charm to the space. The family bathroom is fitted with a modern neutral suite comprising a sleek vanity sink unit with integrated WC, panelled bath with overhead shower, white tiled walls and a heated towel rail, creating a clean and practical space suited to modern family living. Completing the first floor is Bedroom Three, a single bedroom also overlooking the rear garden. Finished with carpeting, this versatile room would work equally well as a child's bedroom, nursery or home office.



OUTSIDE

To the front of the property is a good sized driveway providing ample off road parking for multiple vehicles, along with the added benefit of a large carport offering further covered parking or additional storage space. The rear garden enjoys a generous layout designed for both relaxing and entertaining, comprising a patio seating area, well maintained lawn and an attractive decking area positioned at the rear of the garden. Benefitting from plenty of sunshine throughout the day, this outdoor space provides an ideal setting for family gatherings and summer evenings alike.



Sherrard Drive | Sileby | Loughborough

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B

FLOORPLAN TO FOLLOW

EPC TO FOLLOW

CREIGHTONS
ESTATE AGENTS

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.





