



Haines Drive, Sileby

Creightons Estate Agents are delighted to present this beautifully maintained two-bedroom semi-detached home, built in 2020 and set on the edge of a contemporary Miller Homes development in the ever-popular village of Sileby. Thoughtfully designed and exceptionally well kept, this property is ideal for a small family, first-time buyers, couples seeking a dedicated home office and guest space, or downsizers looking for comfort without compromise. Its versatile layout and modern finish make it a home that adapts effortlessly to a range of lifestyles. Viewings are now available. Contact us today to arrange your appointment or to learn more about this fantastic opportunity.

KEY FEATURES

- Modern well presented home
- Built in 2020, still with NHBC warranty
- Spacious lounge diner
- 2 Double Bedrooms
- Convenient ground floor w.c.
- Enclosed, private rear garden
- Off road parking
- Early Viewing highly 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

The property is entered via a welcoming hallway with laminate flooring, giving access to the downstairs WC, the front-facing kitchen, the staircase to the first floor, and the spacious lounge/diner at the rear. The WC is fitted with a white low-level toilet and wash hand basin, enhanced by a front-facing window. The generous lounge/diner enjoys plenty of natural light thanks to the patio doors opening onto the rear garden. It also features a decorative dado rail, well-maintained grey carpeting and a useful under-stairs cupboard for additional storage. The kitchen is fitted with contemporary sage-green base and wall units paired with grey worktops. Appliances include an integrated oven, hob, extractor fan, dishwasher, washing machine and fridge freezer. The space is finished with laminate flooring and a window to the front elevation.

FIRST FLOOR

The first-floor landing leads to two double bedrooms, the family bathroom and the loft hatch, and benefits from a side-elevation window that brings in natural light. The primary bedroom is a generous double positioned at the rear of the property, enjoying pleasant views over the garden. It features attractive wall panelling and well-maintained grey carpeting. Bedroom two is of near-equal proportions and sits at the front of the home. It offers two windows overlooking the front elevation, useful storage over the stairs, and the same grey carpet for a cohesive finish. The modern family bathroom is fitted with stylish feature tiling and a contemporary suite, comprising a bath with overhead shower, wash hand basin, low-level WC, and wood-effect vinyl flooring.



OUTSIDE

The front garden provides off-road parking and gated side access to the fully enclosed rear garden. The rear space features low-maintenance artificial lawn and a patio area positioned to enjoy the sun, an ideal spot for relaxing, entertaining, or alfresco dining.



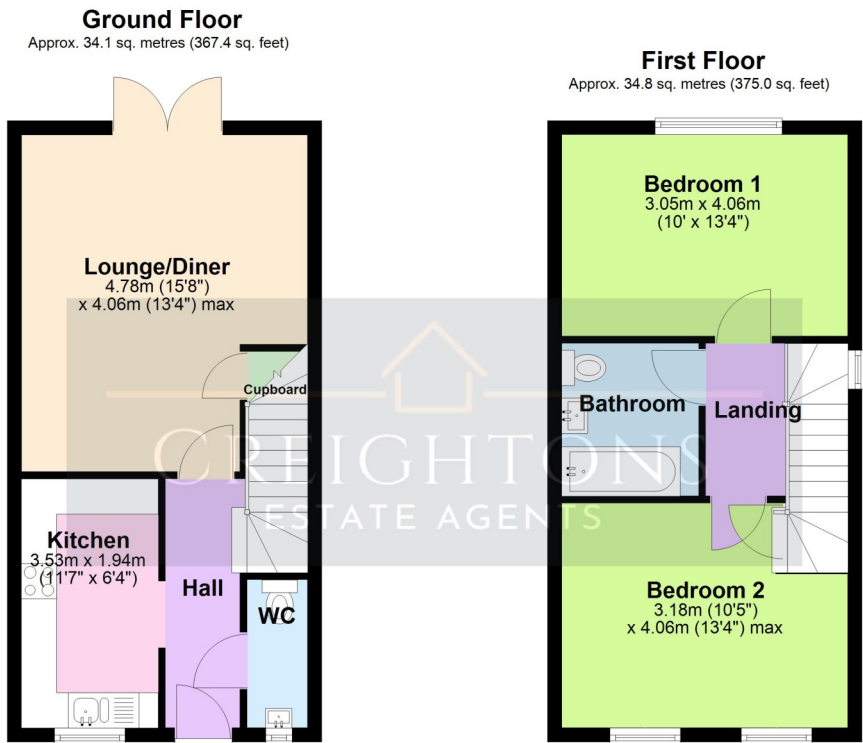
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.



Total area: approx. 69.0 sq. metres (742.4 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.

11 Haines Drive, Sileby

Score	Energy rating	Current	Potential
92+	A		96 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.





