



# Gray Lane, Sileby

Creightons Estate Agents are proud to present this lovely extended three-bedroom semi-detached home, discreetly positioned within a peaceful cul-de-sac in the highly desirable village of Sileby. This stylish residence showcases a recently upgraded kitchen and bathroom and has been designed with flexibility in mind, the layout suits a range of lifestyles, whether you're a growing family seeking additional space, a couple in need of a dedicated home office and guest accommodation, or a downsizer prioritising comfort and convenience. Generous living areas and inviting outdoor spaces make this home ideal for entertaining, while its thoughtful design ensures long-term adaptability. A rare opportunity to secure a property that balances modern living with future-proof potential.

- **Open plan living**
- **3-bedroom family home**
- **Convenient downstairs W.C.**
- **Large garage/workshop/ utility space**
- **Quiet cul-de-sac location**
- **Ample driveway**
- **Early viewing is a must**

## 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







## GROUND FLOOR

The property is accessed via a welcoming entrance hall with practical tiled flooring, providing access to the downstairs WC, lounge, and staircase to the first floor. The WC is fitted with a white low-level toilet and a wash hand basin, complemented by a heated towel rail and a front-facing window. The lounge is situated at the front of the property and features a large window allowing plenty of natural light, neutral coloured décor and a handy understairs storage cupboard. The former doorway has been opened up to the dining area at the rear, creating a seamless flow through the ground floor. The kitchen is accessed via an archway from the dining area and is fitted with a range of modern dove grey base and wall units, complemented by wood-effect worktops. It includes an integrated oven, hob, extractor fan, with space for a dishwasher and fridge freezer, and access to the rear garden. From the dining area, there is access to a sunny conservatory, which provides a pleasant additional seating area and leads out to the rear garden. The property also benefits from a large garage/workshop offering excellent storage and workspace and currently used as a utility space with convenient door access from the rear garden.

## FIRST FLOOR

The first-floor landing provides access to three well-proportioned bedrooms, the family bathroom, an airing cupboard ideal for storage, and loft access. The master bedroom is a generous double located at the front of the property, offering ample space for freestanding furniture and benefitting from fitted wardrobes and enjoying a bright, open aspect. Bedrooms two and three are positioned at the rear and both enjoy pleasant views over the rear garden. Bedroom two is a comfortable double, ideal as a guest room or for family use, while bedroom three is a versatile single room that could also serve as a home office, dressing room, or nursery. The recently renovated family bathroom features stylish modern tiling and a contemporary suite comprising a large walk-in shower, a wash hand basin set within a vanity unit, and a low-level WC. A side-facing window allows for plenty of natural light and ventilation, creating a bright and airy feel throughout.

## OUTSIDE

To the front, the garden is mainly laid to lawn with a driveway providing off-street parking and access to the garage/workshop. The rear garden is well maintained and features a patio area directly outside the conservatory doors, ideal for outdoor seating and entertaining, with the remainder laid to lawn. A large workshop, accessible from the rear garden, provides excellent storage or workspace options.





# Gray Lane, Sileby, Loughborough

## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band B



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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 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.





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