



BEDROOMS

2

BATHROOMS

1

RECEPTION ROOMS

1

COUNCIL TAX

B

KEY FEATURES

- Two-bedroom semi-detached home built in 2022
- Remaining NHBC warranty
- Quiet cul-de-sac location
- Open plan spacious living area
- Two double bedrooms
- Private enclosed rear garden
- Off-road parking for multiple cars
- Beautifully presented throughout

PROPERTY OVERVIEW

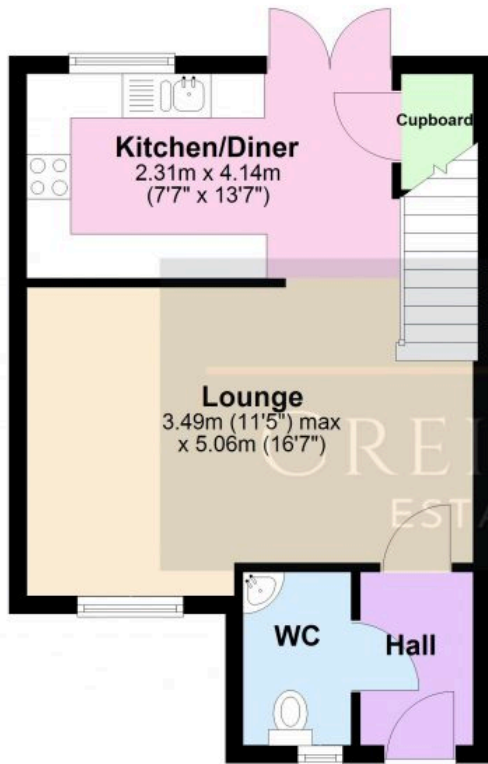
Creightons Estate Agents are delighted to present this beautifully presented two-bedroom semi-detached home, built in 2022 and situated within a popular modern development in Sileby. Occupying a quiet cul-de-sac position, this stylish property offers modern accommodation throughout, a generous rear garden, off-road parking, and the benefit of the remaining NHBC warranty, making it an ideal purchase for first-time buyers, downsizers, or investors.

ADDITIONAL PHOTOGRAPHY



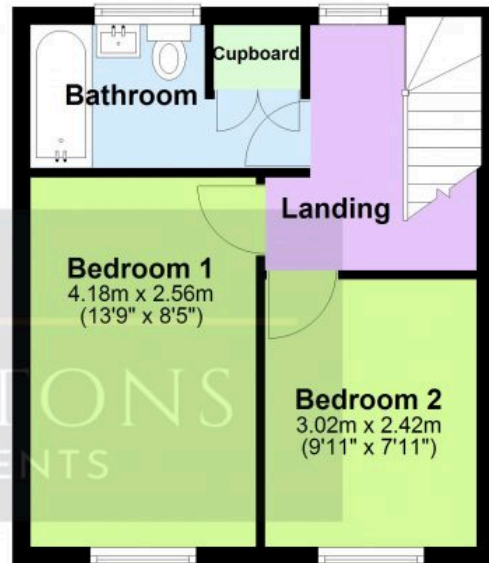
Ground Floor

Approx. 34.3 sq. metres (368.8 sq. feet)



First Floor

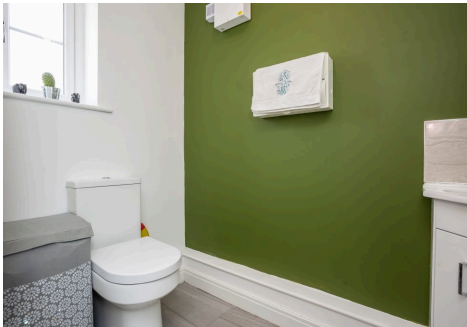
Approx. 29.9 sq. metres (322.0 sq. feet)



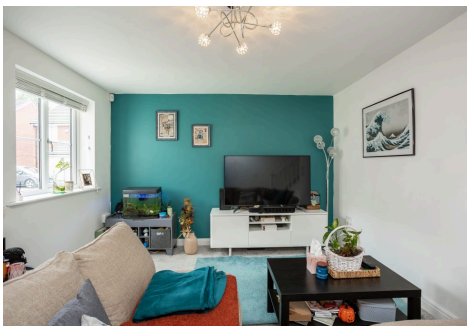
Total area: approx. 64.2 sq. metres (690.8 sq. feet)

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.

46 Healy Close, Sibley



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		122
(81-91) B		
(69-80) C	82	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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