



Charles Street, Sileby

PROPERTY DESCRIPTION

Creightons Estate Agents are delighted to present to the market this extended three-bedroom semi-detached home, located on Charles Street in the ever-popular village of Sileby. Offering spacious and highly versatile accommodation, including three reception rooms, this property is ideal for a range of buyers and well-suited to modern family living.

KEY FEATURES:

- Extended three-bedroom semi-detached home
- Three reception rooms
- One family bathroom
- Well-appointed kitchen with integrated appliances
- Large driveway providing ample off-road parking
- Flexible layout with potential for ground floor bedroom
- Generous rear garden with cabin
- Popular village location
- 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

Upon entering the property, you are welcomed directly into the hallway.

Positioned to the right-hand side is the main living room, a bright and characterful space featuring a large front-facing bay window, a feature cast iron fireplace, neutral wooden laminate flooring, picture rails, and wooden internal doors.

To the rear of the lounge is a further reception area, currently used as a transitional space linking the front of the property to the rear. This area continues the same laminate flooring and offers flexibility for use as a dining space, additional storage area, or open-plan style extension of the living accommodation. It also benefits from understairs storage and provides access to the family bathroom.

The family bathroom is fitted with patterned tiled flooring and white wall tiles, comprising a bath with overhead shower, low level WC, wash hand basin, and a heated towel rail.

To the rear of the property is the kitchen, fitted with white base and wall units, wooden countertops, and silver hardware. Integrated appliances include an oven, induction hob with extractor fan, and microwave. The kitchen also benefits from spotlights, pull-out counter space, and access to the rear garden.

Adjacent to the kitchen is the third reception room, currently used as a dining room. This is a generous and flexible space with doors opening onto the rear garden, and could easily serve as an additional lounge, home office, or even a ground floor bedroom.



FIRST FLOOR

The first floor landing provides access to three well-proportioned bedrooms.

The principal bedroom sits at the front of the property and is a spacious double room with two windows and cream carpets.

The second bedroom overlooks the rear and is another good-sized double.

Bedroom three is a large single room, also positioned to the rear, featuring beige carpets and offering flexibility for a range of uses.

OUTSIDE

To the front of the property, a large driveway provides ample off-road parking for multiple vehicles, adding both convenience and practicality.

To the rear, the garden has been designed for both enjoyment and functionality, featuring a patio seating area with pergola, steps leading to a raised lawn, and a large cabin, ideal for a home office, studio, or business use.

The garden is fully enclosed and also benefits from gated rear access.



Charles Street | Sileby | Loughborough

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.



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.





