



The Maltings, Sileby

Creightons Estate Agents are delighted to present this characterful, modern three-storey townhouse, ideally located within the sought-after Grade II listed development on The Maltings in Sileby. The Maltings development in Sileby was originally the site of traditional maltings buildings, once used in the processing of grain for the brewing industry. This industrial past has shaped the character of the area, with the development now transformed into a popular residential setting. Offering well-proportioned and versatile accommodation, the property is perfectly suited to contemporary family living, featuring a spacious kitchen diner ideal for both everyday use and entertaining, along with three generously sized bedrooms that provide flexible space for families, guests, or home working. Arranged over three floors and thoughtfully designed to maximise comfort and practicality, the home also benefits externally from a private, low-maintenance rear garden and two allocated parking spaces. Situated in a popular residential setting, this attractive property combines modern living with a well-connected village location.

KEY FEATURES:

- Characterful, yet modern three-storey townhouse on The Maltings development
- Spacious kitchen diner ideal for family living and entertaining
- Three well-proportioned bedrooms arranged over three floors
- Private, low-maintenance rear garden
- Two allocated parking spaces
- Flexible and versatile accommodation throughout
- Sought-after residential location in Sileby

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.



THE MALTINGS





GROUND FLOOR

You are welcomed into a long, light-filled entrance hallway, finished with neutral beige carpeting that creates a warm and inviting first impression. Positioned conveniently off the hallway is a downstairs W.C., fitted with white square tiling to the floor, a ceramic toilet, and wash hand basin. A useful storage cupboard sits adjacent, while the staircase rises to the first floor.

To the rear of the property lies the kitchen diner, forming the heart of the home. The kitchen area is fitted with dark tiled flooring and features a range of dark grey gloss units complemented by a white worktop, silver handles, and a stainless-steel sink with matching tap. Integrated appliances include an oven, hob, fridge freezer, with additional space for a washing machine.

The dining area, positioned to the left, provides ample space for a family table and is finished with neutral carpeting, creating a comfortable and sociable setting. Glass panelled door that opens directly onto the rear garden, allowing for plenty of natural light and a seamless indoor-outdoor connection.

FIRST FLOOR

The first floor continues with neutral beige carpeting throughout, leading to a well-proportioned landing.

The lounge is positioned at the rear of the property, enjoying pleasant views over the garden. This bright and comfortable space is accessed via a stylish glass-panelled door, enhancing the sense of light and openness.

Also located on this floor is Bedroom Three, a versatile room ideal as a guest bedroom, nursery, or home office. It features an original Maltings-style window, adding a touch of character and charm.

SECOND FLOOR

The second-floor hosts two further bedrooms and the family bathroom.

The bathroom is centrally located and fitted with a white suite comprising a bath with overhead shower, wash hand basin, and W.C. It is finished with off-white tiling, complemented by a decorative patterned tile detail within the bath area. Additional features include dark tiled flooring, half-height wall tiling, a heated towel rail, and ceiling spot-lights.

The primary bedroom is situated to the rear and is a generous double room benefiting from dual aspect windows, one being an original Maltings window, allowing for plenty of natural light and views over the garden.

Bedroom Two, positioned to the front, is another well-sized double room and features the distinctive original Maltings window along with a fitted mirrored wardrobe, providing practical storage while maintaining a bright and

OUTSIDE

The rear garden is designed for ease of maintenance and practical living. A small patio area sits directly off the property, providing the perfect spot for outdoor seating or dining, while the remainder is laid to lawn, offering space for relaxation or family use.

The garden also benefits from direct access to the two allocated parking spaces, adding a high level of convenience for everyday living.





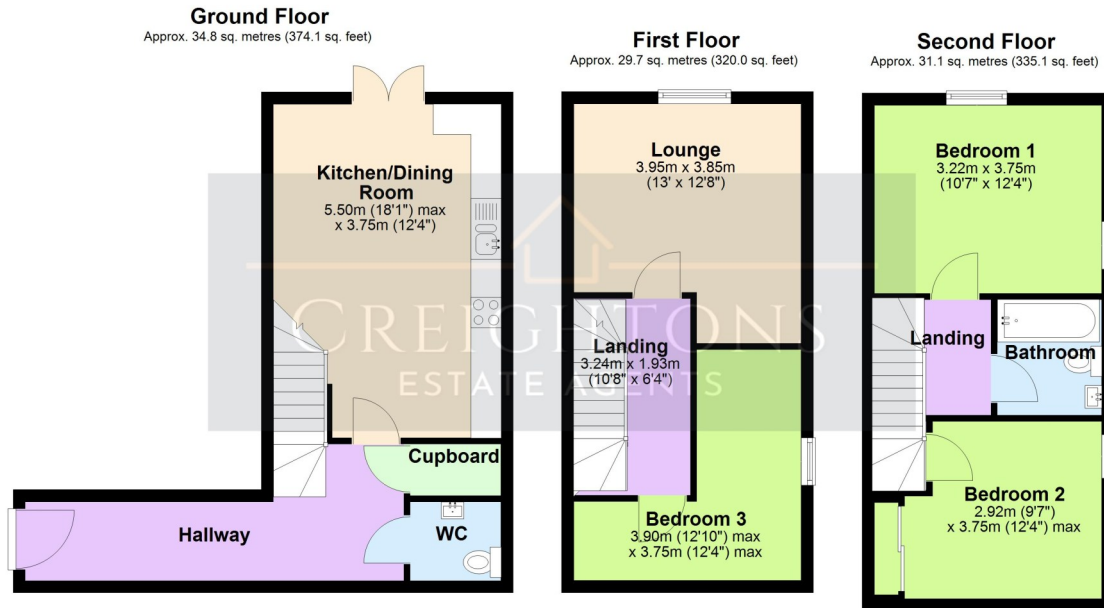
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.



Total area: approx. 95.6 sq. metres (1029.1 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 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.





