



Barrow Road, Sileby

Creightons Estate Agents are delighted to present this beautifully presented one-bedroom end-terrace cottage, perfectly blending charm and character with modern comfort. Tucked away from the road along a private driveway, this lovely home enjoys a peaceful setting in the heart of the popular village of Sileby.

Key features

- Cottage style end-terrace property
- One spacious double bedroom with well-presented bathroom
- Tucked away position offering privacy and tranquillity
- Cosy lounge with feature fireplace
- Fully fitted kitchen with wood-effect units
- Character features including Georgian bar windows
- Early viewing highly recommended

LOCATION

Sileby is a charming Charnwood village, centred around a traditional village hub and boasts extensive local amenities, including popular pubs and shops. Ideally located for quick access to Loughborough, Leicester, and the M1 at Markfield, Sileby offers both convenience and charm. Enjoy the local beauty spots such as Swithland Reservoir and Bradgate Park, perfect for leisurely outings and nature lovers.





GROUND FLOOR

As you step into the property, you are welcomed into a cosy and characterful lounge, featuring attractive UPVC Georgian bar windows that fill the room with natural light, a charming feature fireplace, and exposed wooden beams that enhance the cottage's traditional feel. To the rear, an opening leads through to the fitted kitchen, with stairs rising to the first floor. The ground floor is laid with warm terracotta-style tiled flooring throughout, further adding to the home's charm. The kitchen is well-equipped with a range of base and wall units in a wood-effect finish, a fitted oven with induction hob, and space for a washer dryer. A window to the rear provides a pleasant outlook, while a white tiled splashback complements the workspace. A door from the kitchen offers access to the outside, completing this delightful and well-arranged ground floor space

FIRST FLOOR

Upstairs, the property offers a generously sized double bedroom, providing a peaceful and comfortable retreat. The room is finished with neutral décor and cream carpeting, and benefits from a window overlooking the front of the property, allowing for plenty of natural light. Characterful wooden doors further enhance the cottage feel. The bedroom provides access through to the bathroom, which is fitted with a white suite comprising a bath with overhead shower, low flush WC, and wash hand basin. A window to the rear allows for natural ventilation, while grey and white tiling behind the bath adds a clean, modern touch.

OUTSIDE

Externally, the property benefits from a small outhouse storage area, providing useful additional space for tools or household items.





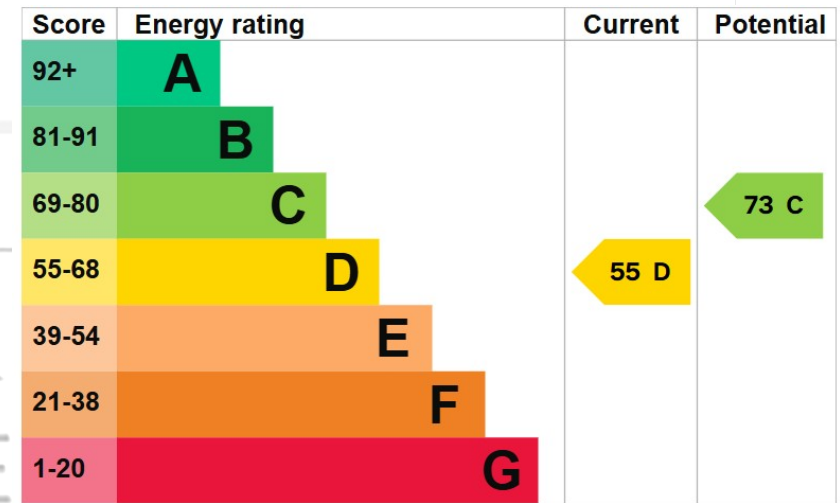
Barrow Road | Sileby | Loughborough

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band A.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

CREIGHTON
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.





