





# Charles Street, Sileby,

A stylish three storey town house on Charles Street, set in a sought after edge of village location. Creightons Estate Agents are delighted to bring this impressive home to the market, offering generous and versatile living space arranged over three floors. It's an ideal choice for anyone seeking comfort, flexibility and a well connected place to call home. Built in 2018 by the highly regarded Richardson Homes on a small, exclusive village development, this property combines modern design with a desirable setting.

## KEY FEATURES

- Three generous double bedrooms arranged over three floors
- Impressive top floor primary suite with private en suite
- Two allocated parking spaces to the rear of property
- Convenient ground floor WC
- Short walk to local shops, schools and amenities
- Built in 2018 and well maintained throughout
- Early viewing strongly recommended to avoid disappointment

## 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

Stepping through the canopied front door, you are welcomed into a bright and spacious hallway, finished with laminate flooring and a front-facing window that fills the space with natural light. From here, stairs rise to the first floor, with access provided to the front kitchen/dining room, the rear lounge, a useful ground-floor W.C., and an understairs storage cupboard. The ground-floor cloakroom, positioned just off the hallway, is ideal for guests and busy households. It features a white low-level W.C., a pedestal wash hand basin, tiled flooring, and a window to the front elevation. The impressive dining kitchen offers a contemporary selection of dove-grey wall and base units paired with a complementary dark marble-effect worktop. Integrated appliances include an oven, hob, and extractor fan, with additional space for further appliances. A tiled floor completes the look, while the front-facing window provides pleasant views and space for a dining table. To the rear, the lounge enjoys a private outlook and an abundance of natural light thanks to a window and patio doors opening directly onto the garden. The room flows seamlessly from the hallway and kitchen, featuring laminate flooring and neutral décor to create a warm and inviting living space.

## FIRST FLOOR

The deceptively spacious first-floor landing provides access to two well-proportioned bedrooms, the family bathroom, and a useful storage cupboard. A window to the front allows natural light to brighten the space. Bedroom Two is a generous double with a front-facing window, while Bedroom Three is also well sized and enjoys a rear elevation. Both rooms are beautifully presented and served by the modern family bathroom, which includes a bath with shower over and screen, a WC, wash hand basin, and a heated towel radiator.

## SECOND FLOOR

A small landing area providing access to the bedroom and en-suite. A superb top-floor retreat, this impressive principal bedroom spans the full depth of the house, offering excellent privacy and a calm, loft-style feel. Plenty of space for wardrobes, dressing furniture, or a cosy reading corner and plenty of natural light from the skylight window and has storage within the eaves. A private en-suite shower room serving the top-floor bedroom, creating a self-contained suite ideal for owners or guests with its skylight window and tiled floor.

## OUTSIDE

The front garden is neatly enclosed by a low wall and features a selection of established shrubs, creating instant kerb appeal. To the rear, the fully enclosed garden is mainly laid to lawn with a patio area ideal for outdoor seating, complemented by further planting. A rear gate provides direct access to the two allocated parking spaces situated behind the property.









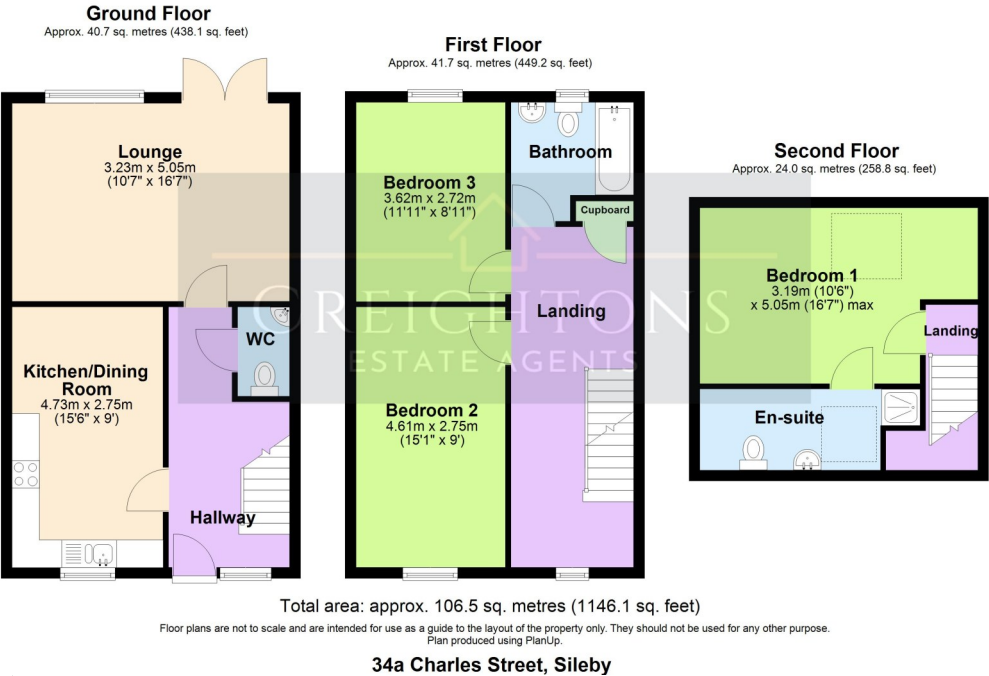
# Charles Street, Sileby, Loughborough

## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band D.



Score	Energy rating	Current	Potential
92+	A	88 B	89 B
81-91	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.









