



Healy Close, Sileby

Creightons Estate Agents are delighted to present this beautifully maintained and thoughtfully designed three double-bedroom semi-detached home, offering stylish open-plan living and a bright, airy atmosphere ideal for modern lifestyles. Tucked away in a peaceful cul-de-sac within the ever-popular village of Sileby. Immaculately presented throughout, the home features contemporary solid oak doors, a generous lounge and a sleek dining kitchen with double doors opening onto the rear garden, perfect for effortless indoor-outdoor living and summer entertaining. Tastefully decorated and ready to move straight into, this superb property truly needs to be viewed to be fully appreciated.

KEY FEATURES

- Modern, immaculately presented home, built in 2022, located on a small development in Sileby
- Open Plan layout with underfloor heating throughout the ground floor reception rooms
- Ground floor w.c.
- 3 Double bedrooms
- Air conditioning to first floor
- Single Garage and driveway
- Secure landscaped low maintenance rear garden
- Cul-de-sac location
- Internal viewing recommended to appreciate the accommodation on offer.

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

The ground floor opens into a welcoming entrance porch, which leads to a convenient downstairs W.C. and the spacious open-plan living, dining, and kitchen area. The W.C. is fitted with a white low-level toilet and corner wash hand basin, complemented by a front-facing window that brings in natural light and warm wooden flooring. The open-plan living and dining space enjoys a bright, airy feel, enhanced by neutral décor and elegant wooden flooring that flows throughout. A useful under-stairs storage cupboard adds practicality, while the staircase rises to the first floor. The beautifully designed kitchen and dining area offers a sleek, modern aesthetic, featuring light grey gloss cabinetry, a complementary marble-effect worktop, and a range of base and wall units. Patio doors open directly onto the rear garden, creating a seamless indoor-outdoor connection and allowing plenty of natural light to fill the space. The kitchen is equipped with an integrated oven, fridge freezer, dishwasher, hob, and extractor fan, with additional space available for further appliances. The entire ground floor also benefits from underfloor heating, adding comfort and luxury throughout.

FIRST FLOOR

The first-floor landing is reached via a smartly panelled staircase and leads to three well-proportioned bedrooms and the family bathroom. Positioned at the front of the home, the bathroom features a crisp white suite comprising a concealed cistern WC, a sleek hand basin set within a vanity unit for practical storage, and a bath with a glass screen and overhead shower. Contemporary floor tiles, marble-effect wall tiling, and ceiling spotlights elevate the space, while a heated towel rail adds comfort and convenience. The primary bedroom sits at the front of the property and benefits from fitted mirrored wardrobes, offering excellent storage and enhancing the sense of space. Its calming neutral décor creates a restful atmosphere. To the rear, two further double bedrooms provide versatile accommodation, each tastefully finished in soft, neutral tones to create warm and inviting spaces suitable for a variety of uses.

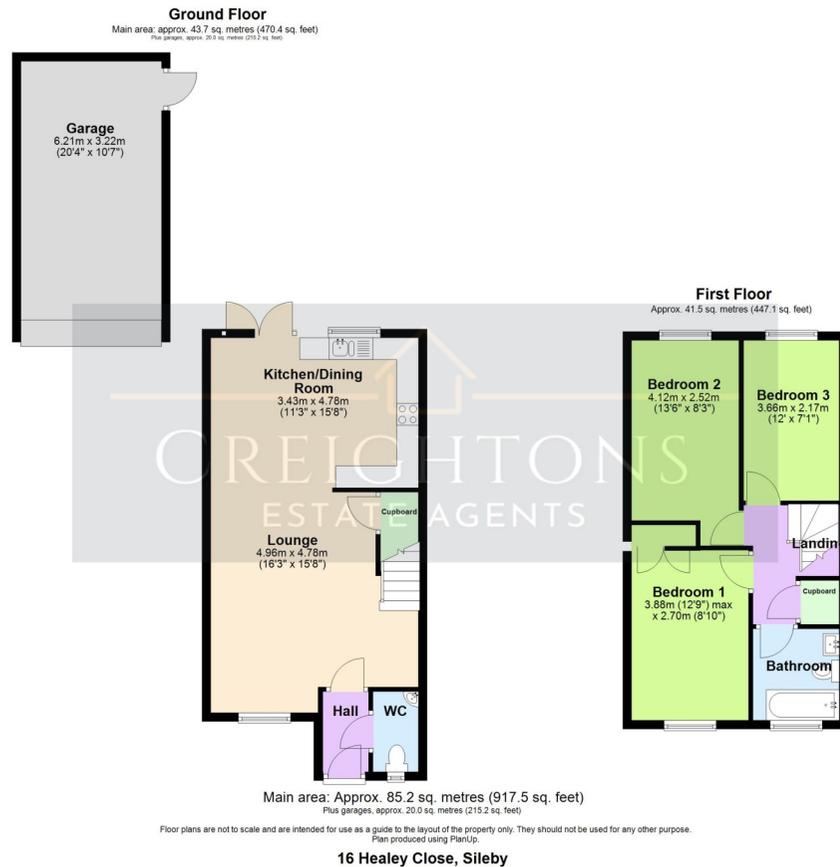


OUTSIDE

The front garden presents a smart and welcoming approach, with a neatly maintained lawn set alongside a driveway providing parking for two vehicles and direct access to the set-back single garage. A gated side entrance leads through to the rear garden, where recently installed fencing offers enhanced privacy and security. Thoughtfully landscaped, the rear garden is designed for both ease of maintenance and enjoyment. A generous patio forms an ideal space for outdoor dining and entertaining, complemented by a perfectly manicured artificial lawn that enjoys sunlight throughout the day. The garden also benefits from convenient access to the garage, adding to the overall practicality of the space.



Healy Close, Sileby, Loughborough

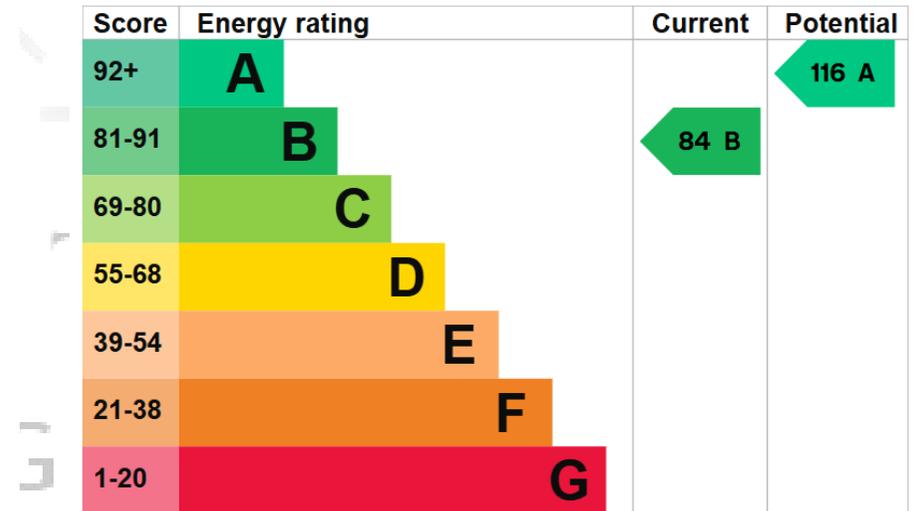


SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band C.



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.





