



Homefield Road, Sileby

Creightons Estate Agents are thrilled to present this spacious semi-detached bungalow, perfectly positioned in the ever-popular village of Sileby. Rarely do homes come to market that offer such a superb combination of comfort, convenience and countryside outlooks. With open views across the Leicestershire landscape, off-road parking, a single garage, gas central heating, and double-glazed windows, this is a property that promises both practicality and potential. Offered with no upward chain, it represents an exciting opportunity for buyers seeking a peaceful setting, single-storey living and the chance to make a home truly their own.

Key features

- Charming two-bedroom semi-detached bungalow
- Bright conservatory overlooking the garden and open views
- Fitted kitchen with plenty of storage
- Beautiful open views to the rear, creating a peaceful backdrop
- Driveway parking and garage for secure storage and vehicles
- Offered with no onward chain for a smoother, quicker move

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

The property is entered through a light, airy and generously sized hallway, setting the tone for the space throughout. From here, there is access to the two well-proportioned bedrooms, the large open-plan lounge diner, the family bathroom, and the kitchen. The spacious open-plan lounge diner enjoys a lovely dual-aspect layout, with a front-facing window and sliding patio doors opening directly onto the rear garden. Neutral décor, fitted storage and a feature fireplace with a recently fitted gas fire create a warm and welcoming atmosphere. Bedroom One is a comfortable double room with a front-facing window and built-in storage. Bedroom Two, a smaller double but still an excellent guest or second bedroom, includes a fitted wardrobe and a side-facing window. Both rooms are finished in neutral tones, offering a calm and versatile backdrop. The family bathroom features a white suite comprising a bath with hair-washing shower attachment, wall-mounted hand basin, a bidet, low-level WC and a separate shower cubicle, complemented by accessibility features and heated towel radiator. White wall and floor tiles provide a clean, crisp aesthetic, and an obscured side window allows for natural light while maintaining privacy. The kitchen offers a range of white base and wall units with contrasting dark worktops, chrome handles and white tiled flooring. A rear-facing window overlooks the garden, and the kitchen includes an integrated oven, microwave, hob and extractor fan, with space for additional appliances. From here, there is access to the rear conservatory. The conservatory is a bright, airy space with neutral décor and views over the garden, an ideal spot to relax and enjoy the outlook.



OUTSIDE

Externally, the property enjoys a low-maintenance and easily accessible frontage, complete with off-road parking and a single garage equipped with power and lighting, ideal for storage, hobbies or secure parking. There is also gated side access to the generous rear garden, designed with low-maintenance living in mind. A large patio area provides the perfect spot for outdoor dining and entertaining, while the remainder is neatly gravelled for year-round ease. The garden is fully enclosed, with fencing to two sides and a mature hedge to the rear, creating a natural boundary and enhancing the peaceful field backdrop beyond.



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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 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.





