

OFFERS OVER: £ 399,999

NO.22 SOUTHFIELD AVENUE, SILEBY, LOUGHBOROUGH



A stylish, contemporary detached home, positioned on the edge of a sought-after village development with open countryside walks close by and excellent commuter connectivity. Internally, the property has been thoughtfully upgraded throughout, showcasing a stylish contemporary interior complete with air-conditioning and designer wall coverings.





This versatile house design is ideal for modern family living, offering two separate reception rooms alongside an impressive open-plan living, dining and kitchen space. The kitchen has been enhanced with an upgraded dining island and comfortably accommodates a dining table and relaxed seating area, creating a true hub of the home.




Dinner Choices
Take It
Leave It







The open-plan kitchen spans the full depth of the property and is fitted with a comprehensive range of integrated appliances including fridge, freezer, electric double oven, upgraded induction hob, extractor and dishwasher. A separate utility room leads off the kitchen, featuring an additional sink and external access to the garden.











A spacious and welcoming hallway sets the tone on arrival, complemented by a convenient ground floor W.C. To the rear, the principal lounge enjoys air-conditioning and opens directly onto the garden via double doors, perfect for summer entertaining. A second reception room sits to the front of the property and offers excellent flexibility as a home office, music room, playroom or occasional ground floor bedroom, further enhanced by striking Orla Kiely designer wall coverings.

















Upstairs, the accommodation comprises four bedrooms, three of which are doubles. Bedroom four comfortably accommodates a three-quarter size bed if required. The principal bedroom overlooks the rear garden and benefits from air-conditioning, built-in double wardrobes and a private en-suite shower room with contemporary tiling and mixer shower. A well-appointed family bathroom completes the first floor, featuring a heated towel radiator.

Externally, the property enjoys a low-maintenance fore garden and a

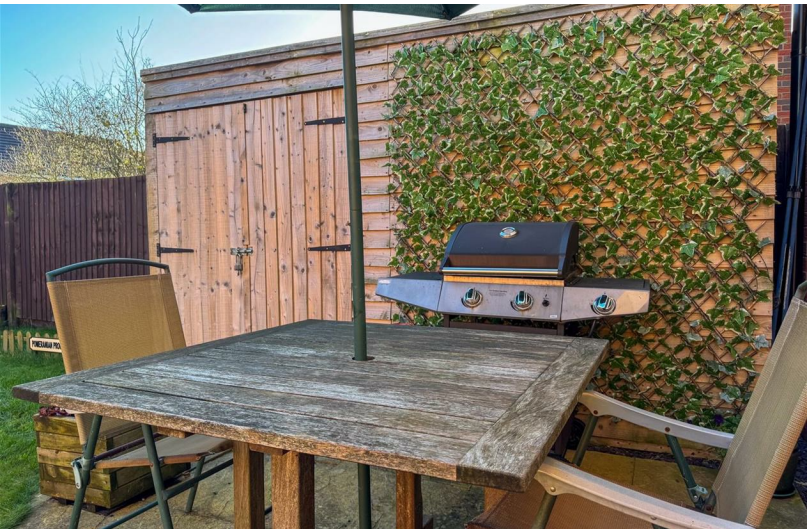
REZIDE



Plan for guidance only. Purchasers should rely on the official Land Registry title plan for accuracy.



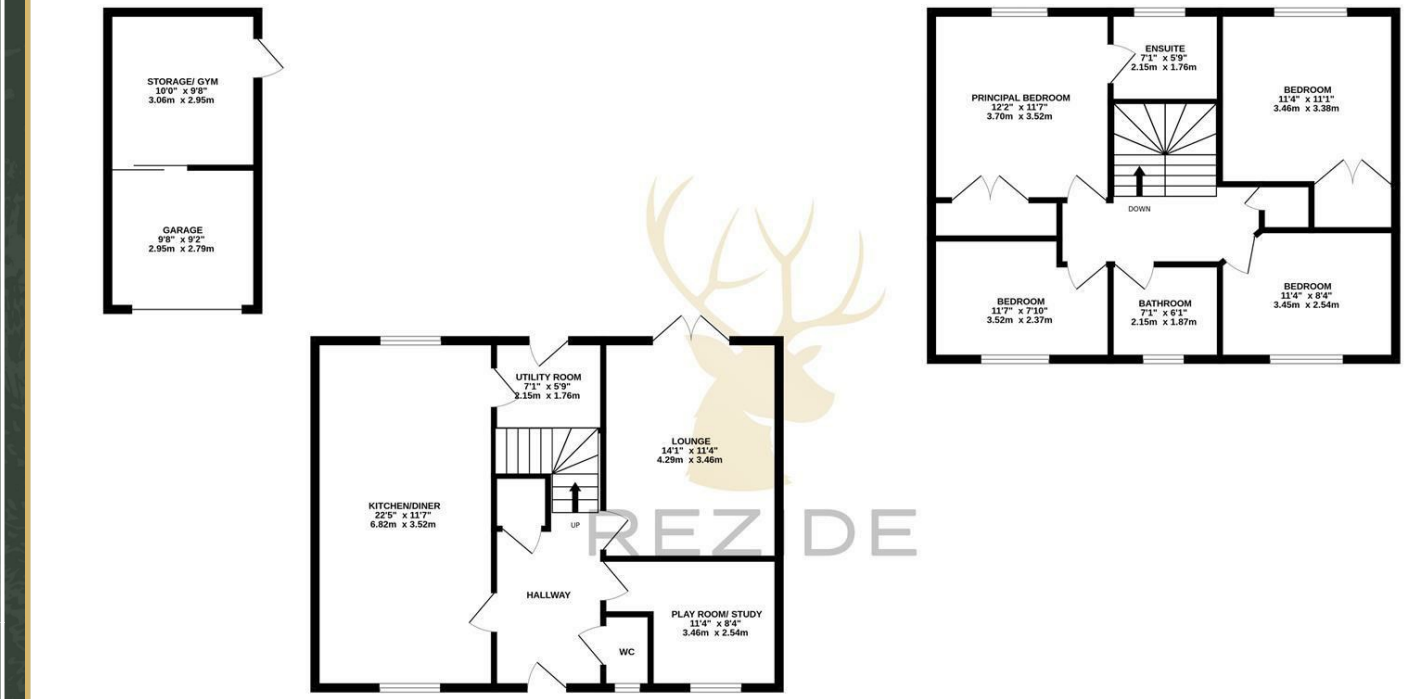






two-car side driveway leading to a detached, brick-built single garage. The garage has been cleverly adapted with a central partition: the front section remains ideal for storage, while the rear has been fully finished with plastered walls and wood-effect laminate flooring — perfectly suited for a home gym, private office or a home-based business such as a beauty or hair studio.

Management Charge: Approximately £41 per calendar month



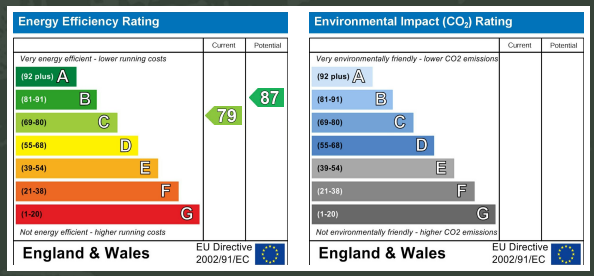
TOTAL FLOOR AREA : 1526 sq.ft. (141.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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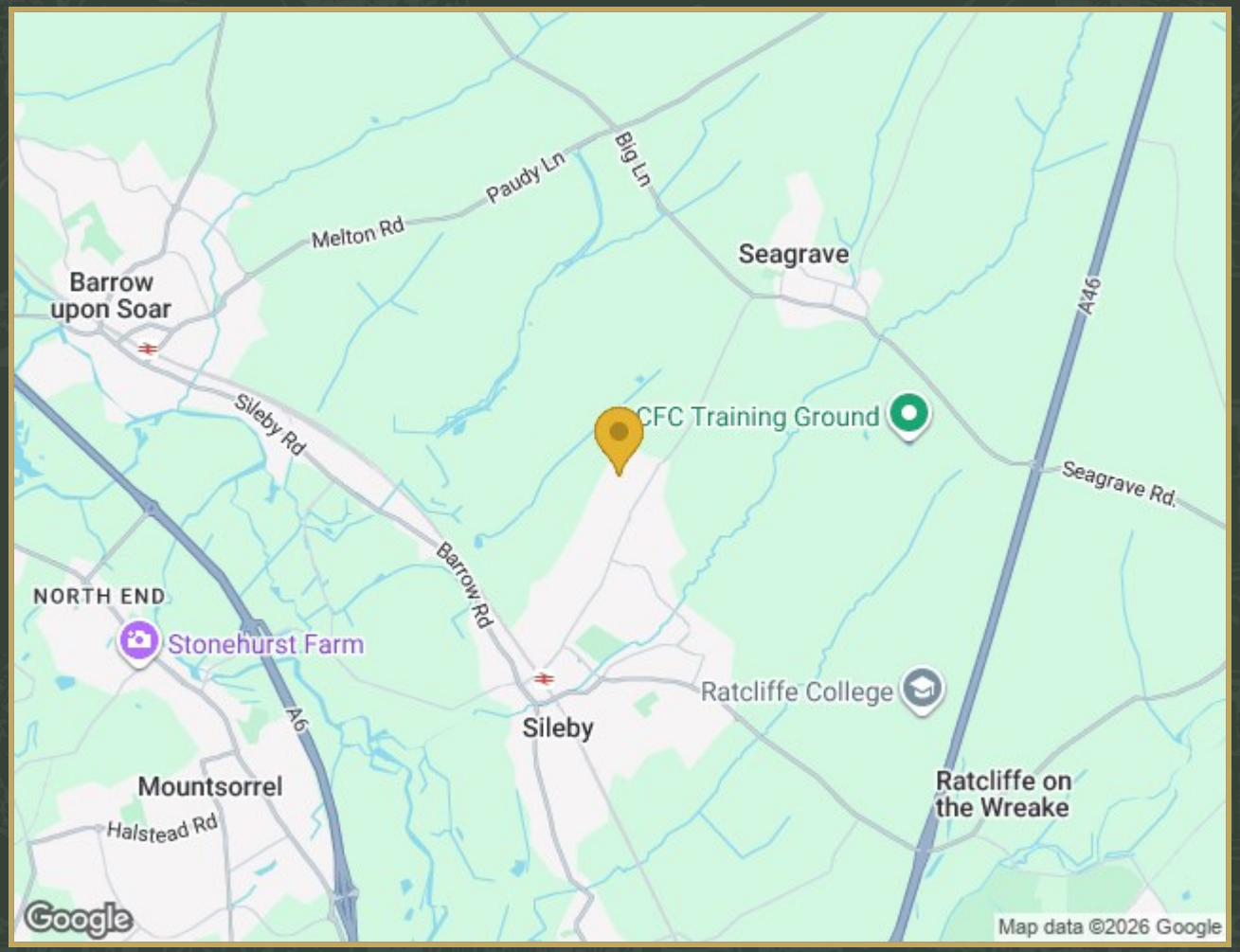
KEY FEATURES:

- Stylish contemporary detached home
- Edge-of-village position with countryside walks nearby
- Versatile layout with two reception rooms
- Impressive open-plan living, dining & kitchen
- Four bedrooms including en-suite principal suite
- Driveway, garage & converted studio/home office space





Property Location



22 Southfield Avenue, Sileby, Loughborough, LE12 7WQ