



Collingwood Drive, Sileby, Loughborough

Asking Price £199,950





This beautifully presented two-bedroom semi-detached home has been thoughtfully improved and meticulously maintained, offering stylish and move-in-ready accommodation ideal for a range of buyers. Set back from the road, the property enjoys a pleasant position with a neat frontage, low-maintenance gravelled garden, and a pathway leading to the entrance, creating an inviting first impression. With a light-filled interior, modern finishes, and a well-kept garden, the home perfectly balances comfort and practicality.



Upon entering, a welcoming entrance hall leads through to a spacious living room positioned at the front of the property. This is a bright and tastefully decorated space, centred around a feature fireplace that adds both character and warmth. Large windows allow natural light to fill the room, creating an inviting environment for everyday living.





To the rear, the kitchen-diner offers a more functional and sociable space. Fitted with a range of wall and base units, it provides ample storage alongside work surfaces, an oven and hob, and a sink basin. There is also space for a freestanding fridge freezer, while the layout comfortably accommodates dining, making it ideal for both daily use and entertaining.

Upstairs, the property continues to impress with two well-proportioned bedrooms. The principal bedroom is a generous and carefully styled space, offering room for a king-size bed, wardrobes, bedside tables and additional storage. The second bedroom is also a double, providing flexibility as a guest room, home office or study depending on your needs.

The bathroom has been recently refitted and is finished with contemporary tiling, comprising a bath with shower over, wash hand basin and W.C., creating a clean and practical space.

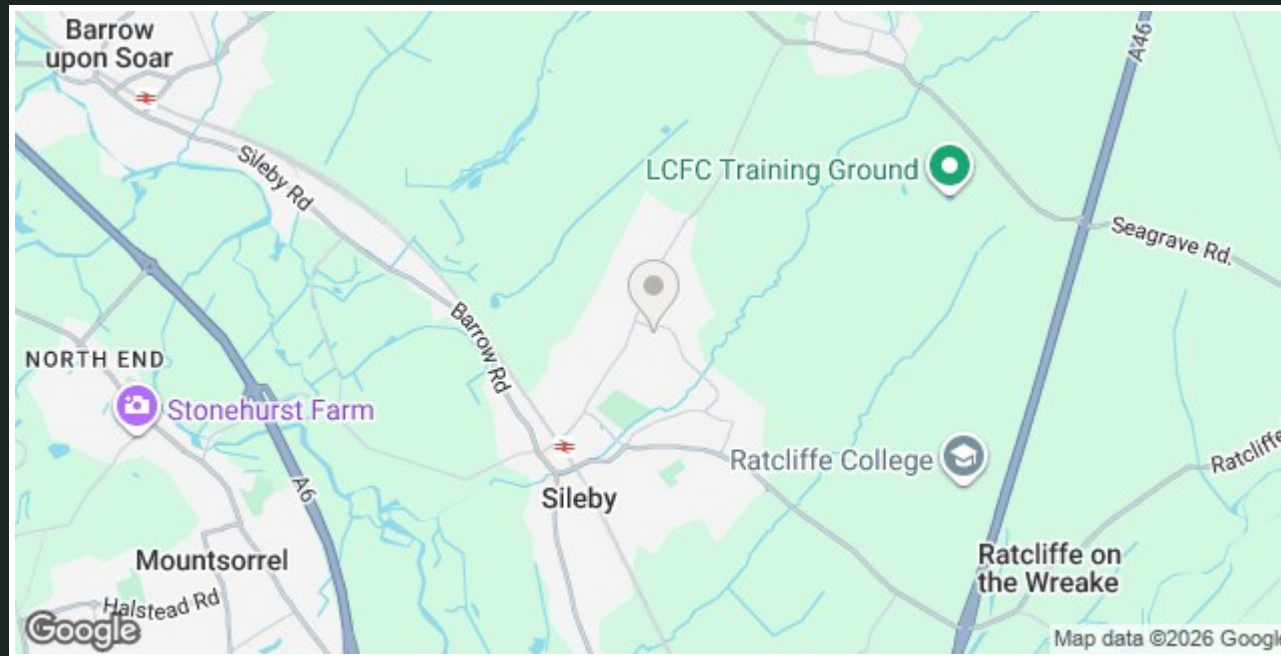




Externally, the property enjoys a paved front garden and side access leading to the rear. The garden itself is well maintained, featuring a combination of patio, lawn and planted borders, with a charming seating area ideal for outdoor dining and relaxing in the warmer months.

# How to find Collingwood Drive

Situated on Collingwood Drive, this home is positioned within a popular residential area of Sileby, offering excellent access to a wide range of local amenities. The village provides shops, cafés, pubs, and well-regarded schooling, alongside a train station with direct links to Leicester and Loughborough. For commuters, there is easy access to the A6 and A46, making travel straightforward, while nearby countryside and riverside walks add to the lifestyle appeal of this well-connected yet community-focused location.



Charnwood Borough: B | Tenure: Freehold

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		72	80
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC