



EPC: B

Excelsior Way, Sileby, Loughborough
Asking Price: £335,000

Spencers
Established 1846





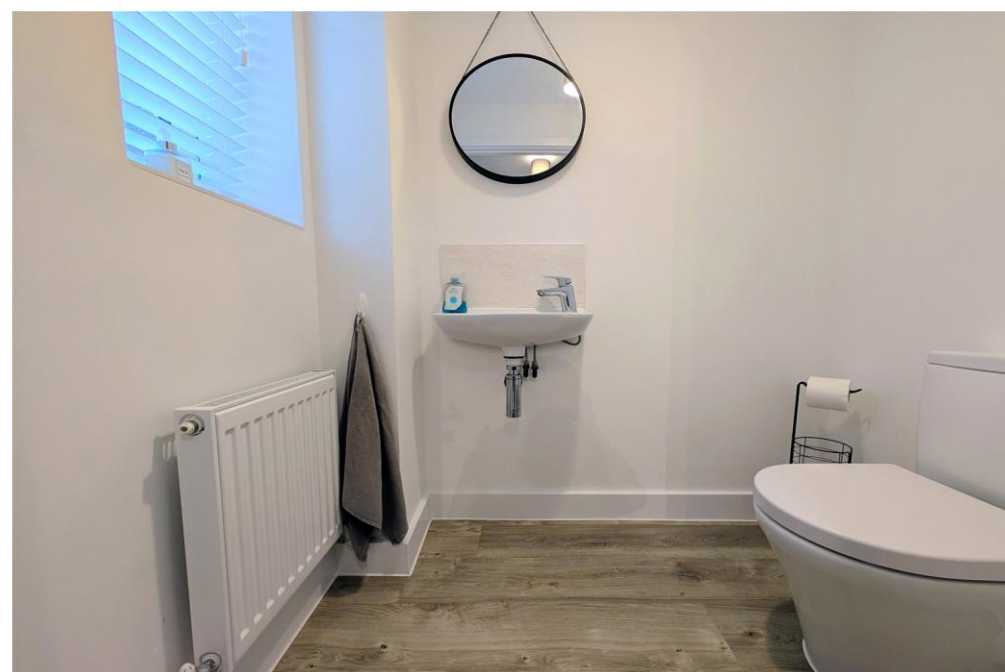


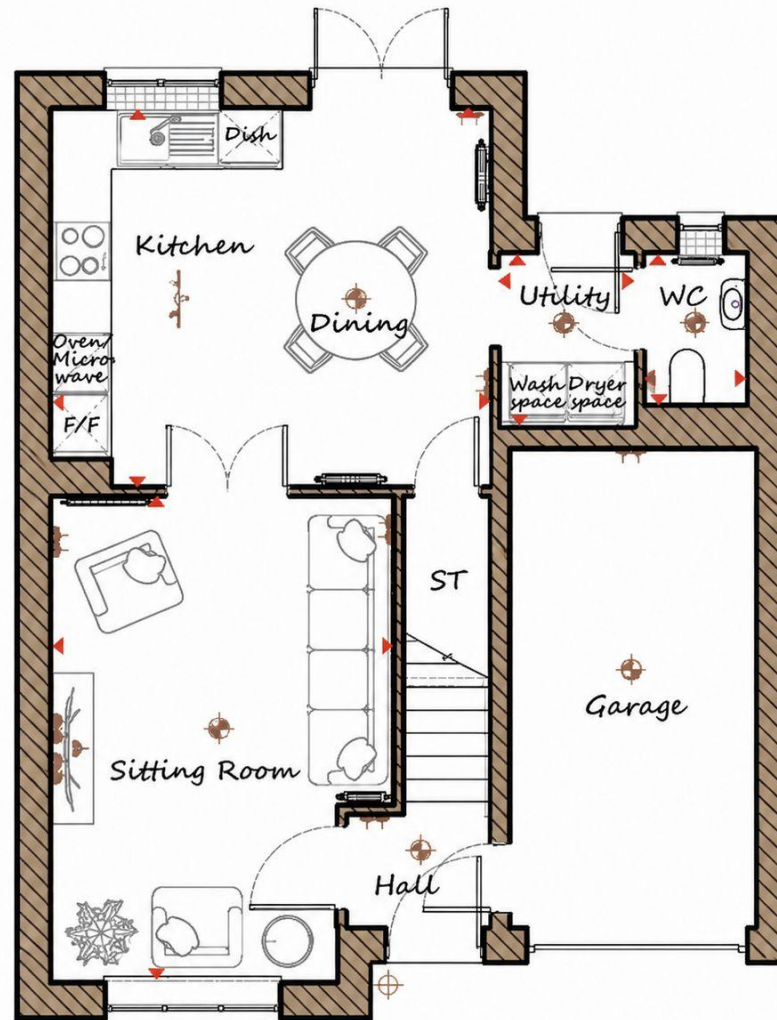
****Stylish Three Bedroom Detached with Integral Garage, Open Plan Living and NHBC Warranty Remaining****

Occupying a desirable position within the popular Ratcliffe Gardens development in Sileby, this attractive Davidsons Homes "Alford" style detached family home was built in 2023 and benefits from approximately seven years remaining on the NHBC warranty. Offered as a managed freehold property, the home combines contemporary styling with practical family living throughout.

The accommodation begins with a welcoming entrance hall, providing access to the integral garage and staircase rising to the first floor. Positioned to the front of the property is a well proportioned lounge, offering an excellent reception space for both everyday living and entertaining.

To the rear, the heart of the home is undoubtedly the impressive open plan kitchen dining room, fitted with a comprehensive range of modern units and a selection of fully integrated appliances. The dining area provides ample space for family dining and social gatherings, whilst the open layout creates a bright and inviting environment. Leading directly from the kitchen is a dedicated utility/laundry room,







Council Tax Band: **D**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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